



WATER RESOURCE REPORT

GRANDVIEW RESERVE FINAL PLAT

October 11, 2022

Prepared by:
HR Green, LLC.
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Colorado Springs, CO 80920
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Prepared for:
Grandview Reserve Metropolitan District
1271 Kelly Johnson Blvd
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TABLE OF CONTENTS

1.0 WATER RESOURCE REPORT

A. Sufficiency Status

B. Summary of Proposed Subdivision

C. Information Regarding Sufficient Quantity of Water

- i. Calculation of Water Demand
- ii. Calculation of Quantity of Water Available
- iii. Groundwater Source Information
- iv. Production Wells Information
- v. Surface Water Sources

D. Information Regarding Sufficient Dependability of Water Supply

- i. Proof of Ownership
- ii. Financial Plan
- iii. Description of Water Supply
- iv. Calculation Demonstrating Quantity
- v. Evidence of Water System Source
- vi. Evidence of Short-Term Supply for Fire

E. Information Regarding Sufficient Quality

- i. Chemical Analysis of Proposed Water from Each Proposed Source
- ii. Evidence of Compliance with County and State Water Quality Standard
- iii. Discussion of Potential for Water Quality Degradation from On-site and Off-site Sources

F. Public and Private Commercial Water Providers

- i. Information from commercial water providers
- ii. Water Providers Report

G. State Engineer Summary Narrative

2.0 Exhibits

Exhibit 1 – Well A-6 Water Quality Results

Exhibit 2 – Well LFH-6 Water Quality Results

Exhibit 3 – Land Plan

Exhibit 4 – GRMD Water Service Area

Exhibit 5 – Water Supply Information Summary

Exhibit 6 – Water Rights Information

Exhibit 7 – Water Infrastructure Plan

Exhibit 8 – District Service Plan

Exhibit 9 – Service Commitment Letter

Exhibit 10 – Project Legal Description



1.0 WATER RESOURCE REPORT

A. Sufficiency Status

The following is a discussion of the status of each facet and what information is still needed before a finding can be made:

- i. Quantity – Grandview Reserve Metropolitan District (GRMD) now owns the both the Arapahoe and Laramie Fox-Hills (LFH) water. Additionally, the Determinations have been amended to allow for municipal use by GRMD. As such, the information provided in this report is complete to allow for a finding of sufficiency to be made.
- ii. Quality – Now that the Determinations have been amended to allow for municipal use by GRMD, the District is moving forward with drilling wells. Drilling of the first LFH and Arapahoe wells is anticipated to begin in the second quarter of 2023. Section 8.4.7(B)(10)(e) allows for water quality from nearby wells in the same aquifer to be used in cases where the proposed wells have not yet been drilled. MSMD Well Site 6 has been identified as the nearest wells in the Arapahoe and LFH aquifers. The Water Quality results from MSMD A6 and LFH6 are included in Exhibits 1 and 2 to be used as a basis for a finding of water quality sufficiency.
- iii. Dependability – Per the October 18, 2021 meeting with EPC staff, the water system design submittal must be made to CDPHE prior to a finding of sufficiency. The CDPHE submittal cannot be made until water quality results from the actual well(s) are available. It is anticipated that the CDPHE submittal will be made in the fourth quarter of 2023. As such, this submittal does not contain enough information for a finding of sufficiency for water dependability.

B. Summary of the Proposed Subdivision

The purpose of this report is to discuss the specific water and wastewater needs of the proposed Grandview Reserve development in Falcon, Colorado.

The project consists of 768.23 acres and roughly 3,260 Single Family Equivalent (SFE) water users (consisting of single-family residences, commercial, recreation center, church and a school), located between Eastonville Rd and Highway 24, within Sections 21, 22, 27, and 28, all in Township 12 South, Range 64 West of the 6th Principal Meridian. Residential properties within the development will be provided water services through the Grandview Reserve Metropolitan District (GRMD). Filing 1 will contain 119 residential lots.

GRMD will own and operate an interconnected Denver Basin well system that will collect raw water, be treated, stored, and distributed to the project.

Projected Land Uses: Lands within the subject area have been planned as suburban use consisting of residential, institutional, commercial and open space. Filing 1 will consist of residential lots only.

Refer to Exhibit 3 for the Land Plan for the entire project and the initial Filing and Exhibit 4 for the Water Service Area.



C. Information Regarding Sufficient Quantity of Water

i. Calculation of Water Demand

It is expected that each SFE in Grandview Reserve will require an average of 0.353 annual acre-feet of water (domestic and irrigation use). This anticipated water demand is consistent with historic needs for nearby developments.

Table 1a below summarizes the overall water demand projections for GRMD.

Table 1a: Water Demand Summary – Full Development Buildout

Description	SFE's	Demand/SFE (AF/Year)	Total Demand (AF/Year)
Single Family Residences	3260	0.353	1,150.78
School	10		3.53
Recreation Center	4.3		1.52
Church	5		1.77
Commercial	59.5		21.00
Grand Totals	3,338.8		

Notes:

- Commercial demand is anticipated at 3.5 SFE's per acre (3.5*17=59.5 SFE)
- Church and school SFE's are anticipated to be similar to other churches and schools in the Falcon area.

Demand for housing, commercial, and institutional development is dynamic; therefore, the Grandview Reserve Filings buildout will commence as market demands dictate.

Table 1b below summarizes the overall water demand estimations for Filing 1.

Table 1b: Water Demand Summary – Filing 1

Description	SFE's	Demand/SFE (AF/Year)	Total Demand (AF/Year)
Single Family Residences	119	0.353	42.01
Grand Totals	119		42.01

Refer to Exhibit 5 for the Water Supply Information Sheet for Filing 1.

ii. Calculation of Quantity of Water Available

Large capacity wells, in the Arapahoe and Laramie Fox-Hills formations, will provide water for the Grandview Reserve Filing 1.

- The total annual water demand for 119 SFE's is calculated to be 42.01



Annual AF.

- Grandview Reserve Metropolitan District (GRMD) owns 140,000 acre-ft of Arapahoe non-tributary water. Refer to Exhibit 6 for documentation related to the ownership of the underlying Arapahoe Aquifer water rights.
- The non-tributary Arapahoe water owned by GRMD will provide an annual supply of 466.67 acre-ft according to the EPC 300-year rule.
- GRMD owns 131,250 acre-ft of LFH non-tributary water. Refer to Exhibit 6 for documentation related to the ownership of the underlying LFH Aquifer water rights.
- The non-tributary LFH water owned by GRMD will provide an annual supply of 437.5 acre-ft according to the EPC 300-year rule.
- The Filing 1 demand is 42.01 annual acre-ft which is less than the annual supply of 904.2 from the Arapahoe and LFH aquifers.

iii. Groundwater Source Information

Water right determinations 510-BD and 511-BD within 4-Way Ranch for LFH and Arapahoe water will be used for the proposed development. The Arapahoe and LFH aquifers have been determined to be fully non-tributary, non-renewable in this location. Augmentation is not required for this supply.

iv. Production Wells Information

The water demand for Filing 1 will be met using Arapahoe and LFH wells. While the well production rates will not be known until the wells are drilled, it is anticipated that one Arapahoe and one LFH well will be adequate for Filing 1. Potential well site locations are shown in Exhibit 7. Well Site 2 is intended to be the initial well site.

v. Surface Water Sources [N/A]

D. Information Regarding Sufficient Dependability of Water Supply

i. Proof of Ownership

The Grandview Reserve Metropolitan District will provide water to the subject property. The District will use the available supply described in Section 1.0(B)(ii). Refer to Exhibit 6 for a documentation of ownership of the water to be used for Filing 1.

ii. Financial Plan

The District Service Plan is enclosed as Exhibit 8.

iii. Description of Water Supply

Treatment Facility: Water treatment will be in the form of a treatment facility utilizing pressure-sand filtration. The proposed treatment facility will be sized to serve the projected peak day demands for 550 SFE and shall be planned to expand to twice that capacity. Additional treatment facility(s) will be required to meet future demands above that. Pressure-sand treatment systems are utilized by many other metropolitan districts in the Falcon area for Denver Basin water. They are typically used to treat secondary contaminant levels in source water



(iron and manganese), primarily for aesthetics (taste and color). Refer to Exhibit 7 for the potential Water Treatment Facility locations.

Storage Facility: Water storage will have to be sized for the largest demand in the development to meet International Fire Code standards. That fire-flow volume will be added to the Average Daily Demand to establish the required water storage volume. The storage tank(s) for Filing 1 are anticipated to be located adjacent to the proposed Water Treatment Facility.

Distribution/Transmission: Distribution lines will likely be PVC, adequately sized to convey fire-flows throughout the subdivision. They will be constructed by GRMD. No other districts are planned to provide water or infrastructure for GRMD water system. The project and subsequent filings will be looped to provide redundancy and reliability of the system.

iv. Calculation Demonstrating Quantity

Based on the demand projections above, Filing 1 will require 42.01 annual acre-ft. GRMD owns 466.67 acre-ft of Arapahoe water and 437.5 acre-ft of LFH water under determination number 511-BD and 510-BD respectively. None of the water supply is currently committed to any other development. Based on the Service Commitment Letter (Exhibit 9), GRMD is committing 42.01 annual acre-ft from the 904.2 available annual acre-ft to serve Filing 1.

v. Evidence of Water System Source

The water collection and distribution system will be constructed with this development. Available capacities are stated above. Refer to Exhibit 9 for the GRMD water commitment letter.

vi. Evidence of Short-Term Supply for Fire

The water delivery system will include a storage tank(s) that will be sized for fire flow as stated above. Additionally, distribution lines shall be sized to convey fire-flows as determined by the International Fire Code. The tank and treatment facility will include standby power sources to provide redundancy in the event of a system failure. Interconnects with future Filings will occur to provide additional redundancy. Discussions with neighboring Districts are in progress to discuss District interconnects.

E. Information Regarding Sufficient Quality

i. Chemical Analysis of Proposed Water from Each Proposed Source

Water quality data from the nearest existing Arapahoe Well (MSMD A-6) and Laramie Fox Hills Well (MSMD LFH-6) are provided in Exhibits 1 and 2. Water quality analysis shall be provided for the proposed wells once well drilling is complete.

ii. Evidence of Compliance with County and State Water Quality Standard

Water quality must meet Colorado Department of Public Health & Environment (CDPHE) regulations for primary drinking water standards. The proposed water



treatment facility will be designed to meet or exceed all CDPHE primary drinking water standards.

iii. Discussion of Potential for Water Quality Degradation from On-site and Off-site Sources

All water will be sourced from the Arapahoe and Laramie Fox Hills aquifers for Filing 1. Permits will be obtained from CDPHE for the water treatment plant and storage tank.

F. Public and Private Commercial Water Providers

i. Information From Commercial Water Providers

The Grandview Reserve development lies within the GRMD service area. There are no other public or private water providers whose service area includes the proposed development. There are two existing water service providers, 4-Way Ranch Metropolitan District and Meridian Service Metropolitan District, whose service areas are adjacent to the proposed development. Neither have the capacity to serve water to the proposed development. Discussions regarding interconnects with both Districts are on-going.

ii. Water Providers Report

GRMD was just formed and as such, has not yet developed water sources or sold water. The District's approved Service Plan is included as Exhibit 8. Exhibit 6 contains information on the water rights the District currently owns. The proposed water system to serve Filing 1 is anticipated to be constructed by the District in the next 12-18 months.

G. State Engineer Summary Narrative

Grandview Reserve is located in El Paso County, east of Falcon, Colorado. The legal description of the entire project can be found in Exhibit 10. Currently the property is vacant but is proposed to be a multi-use residential subdivision with commercial and institutional properties. There is one well that is located on the property under permit 273040, that was permitted 03/21/2007. Filing 1 proposes to include one Arapahoe and one Laramie Fox Hills well to service the subdivision. The goal of the project is to interconnect multiple well sites and deliver to a centralized water treatment facility. After treatment, the water will be stored in water storage tanks, to be available for the subdivision use for domestic, fire flow and irrigation use. Required quantities are shown in the above sections of the report.



Exhibit 1

Analytical Results

TASK NO: 191126013

Report To: Mark Volle
Company: JDS Hydro Consultants
5540 Tech Center Dr.
Suite 100
Colorado Springs CO 80919

Bill To: Mark Volle
Company: JDS Hydro Consultants
5540 Tech Center Dr.
Suite 100
Colorado Springs CO 80919

Task No.: 191126013
Client PO:
Client Project: Meridian Service Metro District
CO0121455

Date Received: 11/26/19
Date Reported: 12/16/19
Matrix: Water - Drinking

Customer Sample ID A6
Sample Date/Time: 11/25/19 9:32 AM
Lab Number: 191126013-01

Test	Result	Method	ML	Date Analyzed	Analyzed By	MCL
Chloride	8.5 mg/L	EPA 300.0	0.1 mg/L	11/27/19	LJG	
Sulfate	19.3 mg/L	EPA 300.0	0.1 mg/L	11/27/19	LJG	
Cyanide-Free	< 0.005 mg/L	EPA 335.4	0.005 mg/L	11/27/19	CES	
Total Organic Carbon	0.7 mg/L	SM 5310-C	0.5 mg/L	11/28/19	ISG	
<i>Total</i>						
Calcium	1.7 mg/L	EPA 200.7	0.1 mg/L	12/3/19	MBN	
Iron	1.043 mg/L	EPA 200.7	0.005 mg/L	12/3/19	MBN	0.3
Magnesium	0.19 mg/L	EPA 200.7	0.02 mg/L	12/3/19	MBN	
Potassium	0.5 mg/L	EPA 200.7	0.1 mg/L	12/3/19	MBN	
Aluminum	0.736 mg/L	EPA 200.8	0.001 mg/L	12/3/19	IPC	0.05
Copper	0.0056 mg/L	EPA 200.8	0.0008 mg/L	12/3/19	IPC	1.3
Lead	0.0006 mg/L	EPA 200.8	0.0001 mg/L	12/3/19	IPC	0.015
Manganese	0.0290 mg/L	EPA 200.8	0.0008 mg/L	12/3/19	IPC	0.05
Silver	< 0.0001 mg/L	EPA 200.8	0.0001 mg/L	12/3/19	IPC	
Strontium	0.017 mg/L	EPA 200.8	0.005 mg/L	12/3/19	IPC	
Zinc	0.007 mg/L	EPA 200.8	0.001 mg/L	12/3/19	IPC	5
Total Hardness	5.0 mg/L as CaCO3	SM 2340-B	0.1 mg/L as CaCO3	12/3/19	MBN	

Abbreviations/ References:

ML = Minimum Level = LRL = RL
MCL = Maximum Contaminant Level per The EPA
mg/L = Milligrams Per Liter or PPM
ug/L = Micrograms Per Liter or PPB
mpn/100 mls = Most Probable Number Index/ 100 mls
Date Analyzed = Date Test Completed



DATA APPROVED FOR RELEASE BY

Drinking Water Chain of Custody



LABORATORIES, INC.

Commerce City Lab
10411 Heinz Way
Commerce City CO 80640

Lakewood Service Center
12860 W. Cedar Dr, Suite 100A
Lakewood CO 80228

Phone: 303-659-2313

www.coloradolab.com

Report To Information

Company Name: IDS-Hydro

Contact Name: Mark Valle

Address: 5540 Tech Center Dr

City: CS State: CO Zip: 80919

Phone: 719-227-0072

Email: mvalle@ishydro.com

Sample Collector: Stephanie Schurke

Sample Collector Phone: 719-321-5341

Bill To Information (if different from report to)

Company Name: _____

Contact Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____

Email: _____

PO Number: _____

Project Information

PWSID: CO-0121455

System Name: Meridian Service Metro District

Compliance Samples: Yes No

Send Results to CDPHE: Yes No

Task Number (Lab Use Only) CAL Task No. 191126013

RNM

PHASE I, II, V Drinking Water Analyses (check requested analyses)

Date	Time	Client Sample ID / Sample Pt ID	No. of Containers	Residual Chlorine (mg/L) P/A Samples Only	Total Coliform P/A	504.1 EDB/DBCP	505 Pests/PCBs	515.4 Herbicides	524.2 VOCs	525.2 SOCs-Pest	531.1 Carbamates	547 Glyphosate	548.1 Endothall	549.2 Diquat	524.2 TTHMs	552.2 HAA5s	Lead/Copper	Nitrate	Nitrite	Fluoride	Inorganics	Alk./Lang. Index (Circle)	TOC, DOC (Circle)	SUVA, UV 254 (Circle)	Cyanide	Gross Alpha/Beta	Radium 226/228	Radon	Uranium (here or margin)
11/25	9:31	#1	2							X																			
11/25	9:41	#2	2																										
11/25	9:44	#3	2																										
11/25	1:32	#4	2																										
11/25	1:55	#5	1																										
11/25	9:29	#6	1																										
11/25	9:45	#7	1																										
11/25	9:46	#8	1																										
11/25	9:52	#9	2																										
11/25	9:54	#10	2																										

Instructions:

Please see enclosed document

For all requested analyses

Relinquished By: MARK VALLE

Date/Time: 11/25 11:00

Received By: K. Nungesser

Date/Time: 11-25-19 0800

Field temp: 21.7°C
Field pH: 8.82

C/S Info: _____

Delivered Via: Fed Ex

Relinquished By: _____

Date/Time: _____

C/S Change:

Temp °C/ice: 5

Received By: _____

Sample Pres. Yes No

Seals Present Yes No

Date/Time: _____

New Groundwater Source Sampling Request

RNM

<u>Field Measurements</u>	
pH	
Turbidity	
Conductivity	
<u>General Parameters</u>	
Total Organic Carbon	
Sodium	
Calcium	
Magnesium	
Potassium	
Total Hardness – CaCO3	
Total Alkalinity	
Bicarbonate Alkalinity	
Strontium	
Total Dissolved Solids (TDS)	
<u>Microbiological</u>	
Total Coliform	
E.Coli	
<u>Radionuclides</u>	
Radium 226 and Radium 228	
Gross alpha particle activity -	
Including Radium 226 but not radon &	
uranium	
Beta particle and photon radioactivity	
<u>VOCs</u>	
Vinyl chloride	
Benzene	
Carbon tetrachloride	
1,2-Dichloroethane	
Trichloroethylene	
1,1,1 Trichloroethane	
1,1-Dichloroethylene	
Cis-1,2 Dichloroethylene	
1,2-Dichloropropane	
Ethylbenzene	
Monochlorobenzene	
o-Dichlorobenzene	
p-Dichlorobenzene	
Styrene	
Tetrachloroethylene	
Toluene	
Trans-1,2 Dichloroethylene	
Xylenes (total)	
Dichloromethane (methylene chloride)	
1,2,4-Trichlorobenzene	
1,1,2-Trichloroethane	

<u>Synthetic Organic Chemicals (SOC)</u>	<u>Inorganics</u>
Alachlor	Antimony
Aldibar1	Arsenic
Aldicarb sulfide	Barium
Aldicarb sulfone	Beryllium
Altrazine	Cadmium
Carbofuran	Chromium
Chlordane	Copper
Dibromochloropropane	Cyanide (as free Cyanide)
2,4 D	Fluoride
Ethylene dibromide	Iron
Heptachlor	Lead
Heptachlor epoxide	Manganese
Lindane	Mercury
Methoxychlor	Nickel
Polychlorinated biphenyls	Nitrate
Pentachlorophenol	Nitrite
Toxaphene	Selenium
2,4,5-TP(Silvex)	Thallium
Benzopyrene	Uranium
Dalapon	
Di(2-ethylhexyl) adipate	<u>Secondary MCLs</u>
Di(2-ethylhexyl)phthalate	Aluminum
Dinoseb	Chloride
Dioxin	Silver
Diquat	Sulfate
Endothall	Zinc
Endrin	
Glyphosate	
Hexachlorobenzene	
Hexachlorocyclopentadiene	
Oxamyl (Vydate)	
Picloram	
Simazine	

RNM



Colorado Department
of Public Health
and Environment

Inorganic Chemicals Certified Laboratory Report Form

WQCD - Drinking Water CAS

Submit Online at <http://www.wqcdcompliance.com/login>

Revised 4/13/2015

IOC

Section I (Supplied or Completed by Public Water System)

Public Water System Information

PWSID#: CO0121455

Laboratory ID: CO 0015

System Name: Meridian Service Metro District

Laboratory Name: Colorado Analytical Laboratory

Contact Person: Mark Volle

Phone #:

Contact Person: Customer Service

Phone: 303-659-2313

Comments: Do Samples Need to be Composted BY THE LAB?

Comments:

Section III (Supplied or Completed by Public Water System)

Sample Date: 11/25/19 Collector: Stephanie Schwe Facility ID (On Schedule): A6

Sample Pt ID (On Schedule): A6

Section IV Inorganic Chemicals (Completed by Certified Laboratory)

Lab Receipt Date	Lab Analysis Date	Lab Sample ID	Analyte Name	CAS No.	Analytical Method	MCL (mg/L)	Lab MRL (mg/L)	Result (mg/L)
11/26/19	12/6/19	191126013-01A	Antimony	7740-36-0	EPA 200.8	0.006	0.001	BDL
11/26/19	12/6/19	191126013-01A	Arsenic	7440-38-2	EPA 200.8	0.01	0.001	BDL
11/26/19	12/6/19	191126013-01A	Barium	7440-39-3	EPA 200.8	2	0.001	0.013
11/26/19	12/6/19	191126013-01A	Beryllium	7440-41-7	EPA 200.8	0.004	0.001	BDL
11/26/19	12/6/19	191126013-01A	Cadmium	7440-43-9	EPA 200.8	0.005	0.001	BDL
11/26/19	12/6/19	191126013-01A	Chromium	7440-47-3	EPA 200.8	0.1	0.001	0.001
11/26/19	12/6/19	191126013-01A	Mercury	7439-97-6	EPA 200.8	0.002	0.0001	BDL
11/26/19	12/6/19	191126013-01A	Nickel	7440-02-0	EPA 200.8	N/A	0.001	0.002
11/26/19	12/6/19	191126013-01A	Selenium	7782-49-2	EPA 200.8	0.05	0.001	0.001
11/26/19	12/3/19	191126013-01A	Sodium	7440-23-5	EPA 200.7	N/A	0.1	81.5
11/26/19	12/6/19	191126013-01A	Thallium	7440-28-0	EPA 200.8	0.002	0.001	BDL

NT: Not Tested

Lab MRL: Laboratory Minimum Reporting Level

BDL: Below Laboratory MRL. A less than (<) may also used.

mg/L: Milligrams per Liter

MCL: Maximum Contaminant Level

12/16/19
191126013-01A
1/1
N

Drinking Water Chain of Custody



LABORATORIES, INC.

Commerce City Lab
10411 Heinz Way
Commerce City CO 80640

Lakewood Service Center
12860 W. Cedar Dr, Suite 100A
Lakewood CO 80228

Phone: 303-659-2313

www.coloradolab.com

Report To Information

Company Name: IDS-Hydro
Contact Name: Mark Volle

Address: 5540 Tech Center Dr
City: CO State: CO zip: 80419

Phone: 719-227-0072
Email: mvolle@ishydro.com

Sample Collector: Stephanie Schumke
Sample Collector Phone: 719-321-5341

Bill To Information (If different from report to)

Company Name: _____
Contact Name: _____

Address: _____
City: _____ State: _____ Zip: _____

Phone: _____
Email: _____

PO Number: _____

Project Information

PWSID: CO-0121455
System Name: Meridian Service Metro District

Compliance Samples: Yes No
Send Results to CDPHE: Yes No

Task Number (Lab Use Only): 191126013
CAL Task No. RNM

PHASE I, II, V Drinking Water Analyses (check requested analysis)

Date	Time	Client Sample ID / Sample Pt ID	No. of Containers	Residual Chlorine (mg/L) P/A Samples Only	Total Coliform P/A	504.1 EDB/DBCP	505 Pests/PCBs	515.4 Herbicides	524.2 VOCs	525.2 SOCs-Pest	531.1 Carbamates	547 Glyphosate	548.1 Endothall	549.2 Diquat	524.2 TTHMs	552.2 HAA5s	Lead/Copper	Nitrate	Nitrite	Fluoride	Inorganics	Alk./Lang. Index (Circle)	TOC, DOC (Circle)	SUVA, UV 254 (Circle)	Cyanide	Gross Alpha/Beta	Radium 226/228	Radon	Uranium (here or inorganic)
11/25	9:41	#1	2							X																			
11/25	9:44	#3	2																										
11/25	9:32	#4	2																										
11/25	9:55	#5	1																										
11/25	9:45	#7	1							X																			
11/25	9:46	#8	1																										
11/25	9:52	#9	2																										
11/25	9:45	#10	2																										

AL

Instructions:

Please see enclosed document

Field temp 21.7°C
Field pH = 8.82

C/S Info:

Seals Present Yes No Headspace Yes No

For all requested analyses

Delivered Via: Fed Ex

C/S Change

Temp $6^{\circ}\text{C}/\text{Ice}$

Sample Pres. Yes No

Relinquished By: Mark Volle

Date/Time: 11/25 11:30

Received By: F. Nampanda

Date/Time: 11-25-19 0800

Relinquished By: _____

Date/Time: _____

Received By: _____

Date/Time: _____

<u>Synthetic Organic Chemicals (SOC)</u>	<u>Inorganics</u>
Alachlor	Antimony
Aldibar1	Arsenic
Aldicarb sulfide	Barium
Aldicarb sulfone	Beryllium
Altrazine	Cadmium
Carbofuran	Chromium
Chlordane	Copper
Dibromochloropropane	Cyanide (as free Cyanide)
2,4 D	Fluoride
Ethylene dibromide	Iron
Heptachlor	Lead
Heptachlor epoxide	Manganese
Lindane	Mercury
Methoxychlor	Nickel
Polychlorinated biphenyls	Nitrate
Pentachlorophenol	Nitrite
Toxaphene	Selenium
2,4,5-TP(Silvex)	Thallium
Benzopyrene	Uranium
Dalapon	
Di(2-ethylhexyl) adipate	<u>Secondary MCLs</u>
Di(2-ethylhexyl)phthalate	Aluminum
Dinoseb	Chloride
Dioxin	Silver
Diquat	Sulfate
Endothall	Zinc
Endrin	
Glyphosate	
Hexachlorobenzene	
Hexachlorocyclopentadiene	
Oxamyl (Vydate)	
Picloram	
Simazine	

RNM



Colorado Department
of Public Health
2501 East Montview

Inorganic Chemicals Certified Laboratory Report Form
WQCD - Drinking Water CAS
4300 Cherry Creek Drive South, Denver, CO 80246-1530
Fax: (303) 758-1398; cdphe.drinkingwater@state.co.us

Revised 6/13/2014

IOC

Section I (Supplied or Completed by Public Water System)
Public Water System Information

PWSID#: CO0121455

System Name: Meridian Service Metro District

Contact Person: Mark Volle

Comments:

Section II (Supplied or Completed by Certified Laboratory)
Certified Laboratory Information

Laboratory ID: CO 0015

Laboratory Name: Colorado Analytical Laboratory

Contact Person: Customer Service

Comments:

Phone #: 719-227-0072

Phone #: 719-227-0072

Do Samples Need to be Composed BY THE LAB?

Section III (Supplied or Completed by Public Water System)

Sample Date: 11/25/19

Collector: Stephanie Schwe

Facility ID (On Schedule): A6

Sample Pr ID (On Schedule): A6

Section IV Inorganic Chemicals (Completed by Certified Laboratory)

Lab Receipt Date	Lab Analysis Date	Lab Sample ID	Analyte Name	CAS No.	Analytical Method	MCL (mg/L)	Lab MRL (mg/L)	Result (mg/L)
11/26/19	11/27/19	191126013-01	Fluoride	7681-49-4	EPA 300.0	4	0.09	1.98

NT: Not Tested

Lab MRL: Laboratory Minimum Reporting Level

BDL: Below Laboratory MRL. A less than (<) may also used.

mg/L: Milligrams per Liter

MCL: Maximum Contaminant Level

12/16/19

191126013-01

1/1

N

Drinking Water Chain of Custody



LABORATORIES, INC.

Commerce City Lab
10411 Heinz Way
Commerce City CO 80640

Lakewood Service Center
12860 W. Cedar Dr, Suite 100A
Lakewood CO 80228

Phone: 303-659-2313

www.coloradolab.com

Report To Information

Company Name: IDS-Hydro

Contact Name: Mark Valle

Address: 5540 Tech Center Dr

City: CS State: CO zip: 80119

Phone: 719-227-2072

Email: mvalle@ishydro.com

Sample Collector: Stephanie Schuster

Sample Collector Phone: 719-321-5341

Bill To Information (If different from report to)

Company Name: _____

Contact Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____

Email: _____

PO Number: _____

Project Information

PWSID: CO-0121455

System Name: Meridian Service Metro District

Compliance Samples: Yes No

Send Results to CDPHE: Yes No

Task Number (Lab Use Only) CAL Task No. 191126013

RNM

PHASE I, II, V Drinking Water Analyses (check requested analysis)

Date	Time	Client Sample ID / Sample Pt ID	No. of Containers	Residual Chlorine (mg/L) P/A Samples Only	Total Coliform P/A	504.1 EDB/DBCP	505 Pests/PCBs	515.4 Herbicides	524.2 VOCs	525.2 SOCs-Pest	531.1 Carbamates	547 Glyphosate	548.1 Endothall	549.2 Diquat	524.2 TTHMs	552.2 HAA5s	Lead/Copper	Nitrate	Nitrite	Fluoride	Inorganics	Alk./Lang. Index (Circle)	TOC, DOC (Circle)	SUVA, UV 254 (Circle)	Cyanide	Gross Alpha/Beta	Radium 226/228	Radon	Uranium (here or inorganic)
11/25	9:41	#1	2							X																			
11/25	9:44	#3	2																										
11/25	9:32	#4	2																										
11/25	9:35	#5	1																										
11/25	9:39	#6	1																										
11/25	9:45	#7	1																										
11/25	9:46	#8	1																										
11/25	9:52	#9	2																										
11/25	9:55	#10	2																										

AL6

Instructions:

Please see enclosed document

For all requested analyses

Field temp 21.7°C
Field pH = 8.82

C/S Info:

Delivered Via: Fed Ex

C/S Charge

Temp 21.7°C / Ice

Seals Present Yes No Headspace Yes No

Relinquished By: _____

Date/Time: _____

Received By: _____

Date/Time: _____

Relinquished By: _____

Date/Time: _____

Received By: _____

Date/Time: _____

MARK JUNE

11/25 11:30

K. Nempawa

11-25-19 0800

Subcontract Analyses

New Groundwater Source Sampling Request

RNM

<u>Field Measurements</u>	
pH	
Turbidity	
Conductivity	
<u>General Parameters</u>	
Total Organic Carbon	
Sodium	
Calcium	
Magnesium	
Potassium	
Total Hardness – CaCO3	
Total Alkalinity	
Bicarbonate Alkalinity	
Strontium	
Total Dissolved Solids (TDS)	
<u>Microbiological</u>	
Total Coliform	
E.Coli	
<u>Radionuclides</u>	
Radium 226 and Radium 228	
Gross alpha particle activity -	
Including Radium 226 but not radon &	
uranium	
Beta particle and photon radioactivity	
<u>VOCS</u>	
Vinyl chloride	
Benzene	
Carbon tetrachloride	
1,2-Dichloroethane	
Trichloroethylene	
1,1,1 Trichloroethane	
1,1-Dichloroethylene	
Cis-1,2 Dichloroethylene	
1,2-Dichloropropane	
Ethylbenzene	
Monochlorobenzene	
o-Dichlorobenzene	
p-Dichlorobenzene	
Styrene	
Tetrachloroethylene	
Toluene	
Trans-1,2 Dichloroethylene	
Xylenes (total)	
Dichloromethane (methylene chloride)	
1,2,4-Trichlorobenzene	
1,1,2-Trichloroethane	

<u>Synthetic Organic Chemicals (SOC)</u>	<u>Inorganics</u>
Alachlor	Antimony
Aldibarb1	Arsenic
Aldicarb sulfide	Barium
Aldicarb sulfone	Beryllium
Altrazine	Cadmium
Carbofuran	Chromium
Chlordane	Copper
Dibromochloropropane	Cyanide (as free Cyanide)
2,4 D	Fluoride
Ethylene dibromide	Iron
Heptachlor	Lead
Heptachlor epoxide	Manganese
Lindane	Mercury
Methoxychlor	Nickel
Polychlorinated biphenyls	Nitrate
Pentachlorophenol	Nitrite
Toxaphene	Selenium
2,4,5-TP(Silvex)	Thallium
Benzopyrene	Uranium
Dalapon	
D(2-ethylhexyl) adipate	<u>Secondary MCLs</u>
D(2-ethylhexyl)phthalate	Aluminum
Dinoseb	Chloride
Dioxin	Silver
Diquat	Sulfate
Endothal	Zinc
Endrin	
Glyphosate	
Hexachlorobenzene	
Hexachlorocyclopentadiene	
Oxamyl (Vydate)	
Picloram	
Simazine	

RNM



Colorado Department
of Public Health
2500 East Montview

Inorganic Chemicals Certified Laboratory Report Form
WQCD - Drinking Water CAS
4300 Cherry Creek Drive South, Denver, CO 80246-1530
Fax: (303) 758-1398; cdphe.drinkingwater@state.co.us

Revised 6/13/2014

IOC

Section I (Supplied or Completed by Public Water System)
Public Water System Information

PWSID#: CO0121455

System Name: Meridian Service Metro District

Contact Person: Mark Volle

Comments:

Section II (Supplied or Completed by Certified Laboratory)
Certified Laboratory Information

Laboratory ID: CO 0015

Laboratory Name: Colorado Analytical Laboratory

Contact Person: Customer Service

Comments:

Do Samples Need to be Composited BY THE LAB?

Phone #: 719-227-0072
 Phone: 303-659-2313

Section III (Supplied or Completed by Public Water System)

Sample Date: 11/25/19 Collector: Stephanie Schwe

Facility ID (On Schedule): A6

Sample Pt ID (On Schedule): A6

Section IV Inorganic Chemicals (Completed by Certified Laboratory)

Lab Receipt Date	Lab Analysis Date	Lab Sample ID	Analyte Name	CAS No.	Analytical Method	MCL (mg/L)	Lab MRL (mg/L)	Result (mg/L)
11/26/19	11/27/19	191126013-01	Fluoride	7681-49-4	EPA 300.0	4	0.09	1.98

NT: Not Tested
 Lab MRL: Laboratory Minimum Reporting Level
 BDL: Below Laboratory MRL. A less than (<) may also used.

mg/L: Milligrams per Liter
 MCL: Maximum Contaminant Level

12/16/19
 191126013-01
 1/1
 N

Drinking Water Chain of Custody



LABORATORIES, INC.

Commerce City Lab
10411 Heinz Way
Commerce City CO 80640

Lakewood Service Center
12860 W. Cedar Dr., Suite 100A
Lakewood CO 80228

Phone: 303-659-2313

www.coloradolab.com

Report To Information

Company Name: IDS-Hydro
Contact Name: Mark Volle

Address: 5540 Tech Center Dr
City: CS State: CO zip: 80919

Phone: 719-227-2072
Email: mvolle@ishydro.com

Sample Collector: Stephanie Schurke
Sample Collector Phone: 719-321-5341

Bill To Information (if different from report to)

Company Name: _____
Contact Name: _____

Address: _____
City: _____ State: _____ Zip: _____

Phone: _____
Email: _____

PO Number: _____

Project Information

PWSID: CO-0121455
System Name: Meridian Service Metro District

Compliance Samples: Yes No
Send Results to CDPHE: Yes No

Task Number (Lab Use Only) CAL Task No. 191126013

RNM

PHASE I, II, V Drinking Water Analyses (check requested analysis)

Subcontract Analyses

Date	Time	Client Sample ID / Sample Pt ID	No. of Containers	Residual Chlorine (mg/L) P/A Samples Only	Total Coliform P/A	504.1 EDB/DBCP	505 Pests/PCBs	515.4 Herbicides	524.2 VOCs	525.2 SOCs-Pest	531.1 Carbamates	547 Glyphosate	548.1 Endothall	549.2 Diquat	524.2 TTHMs	552.2 HAA5s	Lead/Copper	Nitrate	Nitrite	Fluoride	Inorganics	Alk./Lang. Index (Circle)	TOC, DOC (Circle)	SUVA, UV 254 (Circle)	Cyanide	Gross Alpha/Beta	Radium 226/228	Radon	Uranium (here or inorganic)
11/25	9:41	#1	2							X																			
11/25	9:44	#2	2																										
11/25	9:44	#3	2																										
11/25	9:44	#4	2																										
11/25	9:44	#5	2																										
11/25	9:44	#6	2																										
11/25	9:44	#7	2																										
11/25	9:44	#8	2																										
11/25	9:44	#9	2																										
11/25	9:44	#10	2																										

Instructions:

Please see enclosed document

For all requested analytes

Field temp: 21.7°C
Field pH: 8.82

C/S Info:

Delivered Via: Fed Ex

C/S Charge

Temp °C/ice

Sample Pres. Yes No

Seals Present Yes No Headspace Yes No

Relinquished By: Mark Volle Date/Time: 11/25 11:30

Received By: F. Nempawa

Date/Time: 11-25-19 0800

Relinquished By:

Date/Time:

Received By:

Date/Time:

Drinking Water Chain of Custody



LABORATORIES, INC.

Brighton Lab
240 South Main Street
Brighton, CO 80601

Lakewood Lab
12860 W. Cedar Dr, Suite 100A
Lakewood CO 80228

Phone: 303-659-2313
Fax: 303-659-2315

www.coloradolab.com

Report To Information		Bill To Information (if different from report to)		State Form / Project Information	
Company Name: <u>SDS-Hydro</u>	Company Name: _____	PWSID: <u>CO-0121455</u>			
Contact Name: <u>Mark Valle</u>	Contact Name: _____	System Name: <u>Meridian Source Metro District</u>			
Address: <u>5540 Tech Center Dr</u>	Address: _____	Address: _____			
City: <u>CS</u> State: <u>CO</u> zip: <u>80919</u>	City: _____ State: _____ Zip: _____	City: _____ State: _____ Zip: _____			
Phone: <u>719-327-0073</u> Fax: _____	Phone: _____ Fax: _____	County: <u>El Paso</u>			
Email: <u>markvalle@sdshydro.com</u>	Email: _____	Compliance Samples: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Sampler Name: <u>Stephanie Shumette</u>	PO No.: _____	Send Forms to State: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

CAL Task No.
191126013

ALO

Date	Time	Client Sample ID / EP Code	No. of Containers	Residual Chlorine (mg/L) P/A Samples Only	Total Coliform P/A	504.1 EDB/DBCP	505 Pests/PCBs	515.4 Herbicides	524.2 VOCs	525.2 SOCs-Pest	531.1 Carbamates	547 Glyphosate	548.1 Endothall	549.2 Diquat	524.2 TTHMs	552.2 HAA5s	Lead/Copper	Nitrate	Nitrite	Fluoride	Inorganics	Alk./Lang. Index	TOC, DOC (Circle)	SUVA, UV 254 (Circle)	Gross Alpha/Beta	Radium 226	Radium 228	Radon	Uranium
11/25	10:05	#11	3						X																				
11/25	10:01	#12	3								X																		
11/25	9:51	#13	3						X																				
11/25	10:03	#14	3						X																				
11/25	10:03	#15	1																										
11/25	10:12	#16	1						X																				

Instructions:
Please see enclosed document for call request details

Requisitioned By: MARK VALLE Date/Time: 11/25 11:00 Received By: L. Neumann Date/Time: 11-26-19 0800

Delivered Via: FedEx CS Charge Date/Time: _____ Temp: 6 °C/°F 42 Sample Pres. Yes No

Seals Present Yes No Headspace Yes No

New Groundwater Source Sampling Request

RNM

<u>Field Measurements</u>	
pH	
Turbidity	
Conductivity	
<u>General Parameters</u>	
Total Organic Carbon	
Sodium	
Calcium	
Magnesium	
Potassium	
Total Hardness – CaCO3	
Total Alkalinity	
Bicarbonate Alkalinity	
Strontium	
Total Dissolved Solids (TDS)	
<u>Microbiological</u>	
Total Coliform	
E. Coli	
<u>Radionuclides</u>	
Radium 226 and Radium 228	
Gross alpha particle activity -	
Including Radium 226 but not radon &	
uranium	
Beta particle and photon radioactivity	
<u>VOCS</u>	
Vinyl chloride	
Benzene	
Carbon tetrachloride	
1,2-Dichloroethane	
Trichloroethylene	
1,1,1 Trichloroethane	
1,1-Dichloroethylene	
Cis-1,2 Dichloroethylene	
1,2-Dichloropropane	
Ethylbenzene	
Monochlorobenzene	
o-Dichlorobenzene	
p-Dichlorobenzene	
Styrene	
Tetrachloroethylene	
Toluene	
Trans-1,2 Dichloroethylene	
Xylenes (total)	
Dichloromethane (methylene chloride)	
1,2,4-Trichlorobenzene	
1,1,2-Trichloroethane	

<u>Synthetic Organic Chemicals (SOC)</u>	<u>Inorganics</u>
Alachlor	Antimony
Aldibarb1	Arsenic
Aldicarb sulfide	Barium
Aldicarb sulfone	Beryllium
Altrazine	Cadmium
Carbofuran	Chromium
Chlordane	Copper
Dibromochloropropane	Cyanide (as free Cyanide)
2,4 D	Fluoride
Ethylene dibromide	Iron
Heptachlor	Lead
Heptachlor epoxide	Manganese
Lindane	Mercury
Methoxychlor	Nickel
Polychlorinated biphenyls	Nitrate
Pentachlorophenol	Nitrite
Toxaphene	Selenium
2,4,5-TP(Silvex)	Thallium
Benzopyrene	Uranium
Dalapon	
Di(2-ethylhexyl) adipate	<u>Secondary MCLs</u>
Di(2-ethylhexyl)phthalate	Aluminum
Dinoseb	Chloride
Dioxin	Silver
Diquat	Sulfate
Endothal	Zinc
Endrin	
Glyphosate	
Hexachlorobenzene	
Hexachlorocyclopentadiene	
Oxamyl (Vydate)	
Picloram	
Simazine	

RNM



Colorado Department
of Public Health
and Environment

Inorganic Chemicals Certified Laboratory Report Form
WQCD - Drinking Water CAS
Submit Online at <http://www.wqcdcompliance.com/login>

Revised 4/13/2015

IOC

Section I (Supplied or Completed by Public Water System)				Section II (Supplied or Completed by Certified Laboratory)					
Public Water System Information				Certified Laboratory Information					
PWSID#: CO0121455				Laboratory ID: CO 0015					
System Name: Meridian Service Metro District				Laboratory Name: Colorado Analytical Laboratory					
Contact Person: Mark Volle				Phone #:		Contact Person: Customer Service		Phone: 303-659-2313	
Comments:				Do Samples Need to be Composited BY THE LAB? <input type="checkbox"/>		Comments:			
Section III (Supplied or Completed by Public Water System)				Section IV Inorganic Chemicals (Completed by Certified Laboratory)					
Sample Date: 11/25/19		Collector: Stephanie Schwe		Facility ID (On Schedule): A6		Sample Pt ID (On Schedule): A6			
Lab Receipt Date	Lab Analysis Date	Lab Sample ID	Analyte Name	CAS No.	Analytical Method	MCL (mg/L)	Lab MRL (mg/L)	Result (mg/L)	
11/26/19	12/6/19	191126020-01A	Uranium	7440-61-1	EPA 200.8	0.03	0.001	BDL	

NT: Not Tested
Lab MRL: Laboratory Minimum Reporting Level
BDL: Below Laboratory MRL. A less than (<) may also used.

mg/L: Milligrams per Liter
MCL: Maximum Contaminant Level

1/27/20
191126020-01A
1/1
N

Drinking Water Chain of Custody



LABORATORIES, INC.

Brighton Lab
240 South Main Street
Brighton, CO 80601

Lakewood Lab
12860 W. Cedar Dr, Suite 100A
Lakewood CO 80228

Phone: 303-659-2313
Fax: 303-659-2315

www.coloradolab.com

Report To Information

Company Name: SDS-Headco
Contact Name: Mark Nale

Address: 5540 Tech Center Dr

City: QAS State: CO Zip: 80919

Phone: 719-227-0079 Fax: _____

Email: marknale@jshydro.com

Sampler Name: Stephen Schwentke

Bill To Information (if different from report to)

Company Name: _____
Contact Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Email: _____

PO No.: _____

State Form / Project Information

PWSID: CO-D121455
System Name: Meridian Service Meters District

Address: _____

City: _____ State: _____ Zip: _____

County: El Paso

Compliance Samples: Yes No

Send Forms to State: Yes No

PHASE I, II, V Drinking Water Analyses (check analysis)

Date	Time	Client Sample ID / EP Code	No. of Containers	Residual Chlorine (mg/L) P/A Samples Only	Total Coliform P/A	504.1 EDB/DBCP	505 Pests/PCBs	515.4 Herbicides	524.2 VOCs	525.2 SOCs-Pest	531.1 Carbamates	547 Glyphosate	548.1 Endothall	549.2 Diquat	524.2 THMs	552.2 HAA5s	Lead/Copper	Nitrate	Nitrite	Fluoride	Inorganics	Alk./Lang. Indcx	TOC, DOC (Circle)	SUVA, UV 254 (Circle)	Gross Alpha/Beta	Radium 226	Radium 228	Radon	Uranium
11/15	10:05	A11	3						X		X																		
11/15	10:56	A13	3																										
11/15	10:08	A14	3																										
11/15	10:30	A15	3																										
11/15	10:12	A16	1						X																				

Instructions:

Please see attached document for call

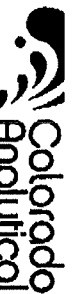
Requested Analytes

Relinquished By: MARK NALE Date/Time: 11/15 11:00 Received By: L. M... Date/Time: 11-26-14 0800

Delivered Via: Fed Ex CS Charge Temp. 5 °C/°F 41 Sample Pres. Yes No

Seals Present Yes No Headspace Yes No

Drinking Water Chain of Custody



LABORATORIES, INC.

Commerce City Lab
10411 Heinz Way
Commerce City CO 80640

Lakewood Service Center
12860 W. Cedar Dr, Suite 100A
Lakewood CO 80228

Phone: 303-659-2313

www.coloradolab.com

Report To Information

Company Name: IDS-Hydro

Contact Name: Mark Volle

Address: 6540 Tech Center Dr

City: W.S. State: CO Zip: 80919

Phone: 719-237-0073

Email: markvolle@ids-hydro.com

Sample Collector: Stephanie Simons

Sample Collector Phone: 719-237-5341

Bill To Information (if different from report to)

Company Name: _____

Contact Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____

Email: _____

PO Number: _____

Project Information

PWSID: CO-0101455

System Name: Meridian Service Metro District

Compliance Samples: Yes No
Send Results to CDPHE: Yes No

Task Number (Lab Use Only)

PHASE I, II, V Drinking Water Analyses (check requested analysis)

Subcontract Analyses

Date	Time	Client Sample ID / Sample P-ID	No. of Containers	Residual Chlorine (mg/L) P/A Samples Only	Total Coliform P/A	504.1 EDB/DBCP	505 Pests/PCBs	515.4 Herbicides	524.2 VOCs	525.2 SOCs-Pest	531.1 Carbamates	547 Glyphosate	548.1 Endothall	549.2 Diquat	524.2 TTHMs	552.2 HAA5s	Lead/Copper	Nitrate	Nitrite	Fluoride	Inorganics	Alk./Lang. Index (Circle)	TOC, DOC (Circle)	SUVA, UV 254 (Circle)	Cyanide	Gross Alpha/Beta	Radium 226/228	Radon	Uranium
11/25	9:37	#1	2																										
11/25	9:41	#2	2																										
11/25	9:44	#3	2																										
11/25	9:42	#4	2																										
11/25	9:35	#5	2																										
11/25	9:34	#6	2																										
11/25	9:45	#7	2																										
11/25	9:46	#8	2																										
11/25	9:52	#9	2																										
11/25	9:48	#10	2																										

Instructions:

Please see enclosed document

For all requested analyses

Field temp $\leq 21.0^{\circ}\text{C}$
Field pH: 8.82

C/S Info:

Seals Present Yes No Headspace Yes No

Relinquished By: _____ Date/Time: _____ Received By: _____ Date/Time: _____ Delivered Via: Field Ex C/S Charge Date/Time: _____ Temp 6 $^{\circ}\text{C}/\text{ice}$ Sample Pres. Yes No Date/Time: _____

Relinquished By: MARK VOLLE Date/Time: 11/25/11 11:00 Received By: L. Phares Date/Time: 11/25/11 08:00

Analytical Results

TASK NO: 191126013

Report To: Mark Volle

Company: JDS Hydro Consultants
5540 Tech Center Dr.
Suite 100
Colorado Springs CO 80919

Bill To: Mark Volle

Company: JDS Hydro Consultants
5540 Tech Center Dr.
Suite 100
Colorado Springs CO 80919

Task No.: 191126013	Date Received: 11/26/19
Client PO:	Date Reported: 12/16/19
Client Project: Meridian Service Metro District CO0121455	Matrix: Water - Drinking

Customer Sample ID A6
Sample Date/Time: 11/25/19 9:32 AM
Lab Number: 191126013-01

Test	Result	Method	ML	Date Analyzed	Analyzed By
Bicarbonate	158.5 mg/L as CaCO3	SM 2320-B	0.1	11/27/19	PJL
Calcium as CaCO3	3.3 mg/L	EPA 200.7	0.1	12/3/19	MBN
Carbonate	3.2 mg/L as CaCO3	SM 2320-B	0.1	11/27/19	PJL
Hydroxide	< 0.1 mg/L as CaCO3	SM 2320-B	0.1	11/27/19	PJL
Langelier Index	-0.29 units	SM 2330-B		12/5/19	SAN
pH	8.82 units	SM 4500-H-B	0.01	11/25/19	Sampler
Temperature	22 °C	SM 4500-H-B	1	11/25/19	Sampler
Total Alkalinity	161.7 mg/L as CaCO3	SM 2320-B	0.1	11/27/19	PJL
Total Dissolved Solids	245 mg/L	SM 2540-C	5	12/3/19	ISG

Abbreviations/ References:

ML = Minimum Level = LRL = RL
mg/L = Milligrams Per Liter or PPM
ug/L = Micrograms Per Liter or PPB
mpn/100 mls = Most Probable Number Index/ 100 mls
Date Analyzed = Date Test Completed



DATA APPROVED FOR RELEASE BY

Drinking Water Chain of Custody



LABORATORIES, INC.

Commerce City Lab
10411 Heinz Way
Commerce City CO 80640

Lakewood Service Center
12860 W. Cedar Dr, Suite 100A
Lakewood CO 80228

Phone: 303-659-2313

www.coloradolab.com

Report To Information

Company Name: IDS-Hydro

Contact Name: Mark Valle

Address: 5540 Tech Center Dr

City: US State: CO zip: 80419

Phone: 719-227-0072

Email: mvalle@ishydro.com

Sample Collector: Stephanie Schumke

Sample Collector Phone: 719-321-5341

Bill To Information (If different from report to)

Company Name:

Contact Name:

Address:

City: State: Zip:

Phone:

Email:

PO Number:

Project Information

PWSID: CO-0121455

System Name: Meridian Service Metro District

Compliance Samples: Yes No
Send Results to CDPHE: Yes No

Task Number (Lab Use Only) CAL Task No. 191126013

RNM

PHASE I, II, V Drinking Water Analyses (check requested analysis)

Subcontract Analyses

Date	Time	Client Sample ID / Sample Pt ID	No. of Containers	Residual Chlorine (mg/L) P/A Samples Only	Total Coliform P/A	504.1 EDB/DBCP	505 Pests/PCBs	515.4 Herbicides	524.2 VOCs	525.2 SOCs-Pest	531.1 Carbamates	547 Glyphosate	548.1 Endothall	549.2 Diquat	524.2 TTHMs	552.2 HAA5s	Lead/Copper	Nitrate	Nitrite	Fluoride	Inorganics	Alk./Lang. Index (Circle)	TOC, DOC (Circle)	SUVA, UV 254 (Circle)	Cyanide	Gross Alpha/Beta	Radium 226/228	Radon	Uranium (here or margin)
11/25	9:41	#1	2							X																			
11/25	9:44	#2	2																										
11/25	9:44	#3	2																										
11/25	9:44	#4	2																										
11/25	9:44	#5	1																										
11/25	9:44	#6	1																										
11/25	9:44	#7	1																										
11/25	9:44	#8	1																										
11/25	9:44	#9	2																										
11/25	9:44	#10	2																										

Instructions:

Please see enclosed document

Field temp's 21.7°C

Field pH: 8.82

Seals Present Yes No Headspace Yes No

Temp °C / Ice Yes No

Sample Pres. Yes No

Relinquished By: <u>Mark Valle</u>	Date/Time: <u>11/25 11:30</u>	Received By: <u>F. Nampanda</u>	Date/Time: <u>11-25-19 0800</u>	Delivered Via: <u>Fed Ex</u>	C/S Change: <input checked="" type="checkbox"/>	Date/Time: <u></u>	Temp °C / Ice: <u>Y/A</u>	Received By: <u></u>	Date/Time: <u></u>
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<u>Synthetic Organic Chemicals (SOC)</u>	<u>Inorganics</u>
Alachlor	Antimony
Aldibarb1	Arsenic
Aldicarb sulfide	Barium
Aldicarb sulfone	Beryllium
Altrazine	Cadmium
Carbofuran	Chromium
Chlordane	Copper
Dibromochloropropane	Cyanide (as free Cyanide)
2,4 D	Fluoride
Ethylene dibromide	Iron
Heptachlor	Lead
Heptachlor epoxide	Manganese
Lindane	Mercury
Methoxychlor	Nickel
Polychlorinated biphenyls	Nitrate
Pentachlorophenol	Nitrite
Toxaphene	Selenium
2,4,5-TP(Silvex)	Thallium
Benzopyrene	Uranium
Dalapon	
Di(2-ethylhexyl) adipate	<u>Secondary MCLs</u>
Di(2-ethylhexyl)phthalate	Aluminum
Dinoseb	Chloride
Dioxin	Silver
Diquat	Sulfate
Endothall	Zinc
Endrin	
Glyphosate	
Hexachlorobenzene	
Hexachlorocyclopentadiene	
Oxamyl (Vydate)	
Picloram	
Simazine	

RNM



Organic Chemicals Certified Laboratory Report Form
WQCD - Drinking Water CAS
 Submit Online at <http://www.wqcdcompliance.com/login>

Revised 4/13/2015

VOC/SOC

Section I (Supplied or Completed by Public Water System)		Section II (Supplied or Completed by Certified Laboratory)	
Public Water System Information		Certified Laboratory Information	
PWSID#: CO0121455	Laboratory ID: CO 00063	Laboratory Name: Colorado Analytical Laboratory	
System Name: Meridian Service Metro District	Contact Person: Customer Service	Phone: 303-659-2313	
Contact Person: Mark Volle	Phone #: 719-227-0072	Comments:	
Comments:	Do Samples Need to be Composed BY THE LAB? <input type="checkbox"/>		

PWSID#: CO0121455		Section III (Supplied or Completed by Public Water System)		Section IV Volatile Organic Chemicals (Supplied or Completed by Certified Laboratory)				
Sample Date:	11/25/19	Collector:	Stephanie Schwenk	Facility ID (On Schedule):	A6			
Sample P- ID (On Schedule):	A6							
Lab Receipt Date	Lab Analysis Date	Lab Sample ID	Analyte Name	CAS No.	Analytical Method	MCL (ug/L)	Lab MRL (ug/L)	Result (ug/L)
11/26/19	12/9/19	191126013-01G	1,1,1-Trichloroethane	71-55-6	EPA-524.2	200	0.5	BDL
11/26/19	12/9/19	191126013-01G	1,1,2-Trichloroethane	79-00-5	EPA-524.2	5	0.5	BDL
11/26/19	12/9/19	191126013-01G	1,1-Dichloroethylene	75-35-4	EPA-524.2	7	0.5	BDL
11/26/19	12/9/19	191126013-01G	1,2,4-Trichlorobenzene	120-82-1	EPA-524.2	70	0.5	BDL
11/26/19	12/9/19	191126013-01G	1,2-Dichloroethane	107-06-2	EPA-524.2	5	0.5	BDL
11/26/19	12/9/19	191126013-01G	1,2-Dichloropropane	78-87-5	EPA-524.2	5	0.5	BDL
11/26/19	12/9/19	191126013-01G	Benzene	71-43-2	EPA-524.2	5	0.5	BDL
11/26/19	12/9/19	191126013-01G	Carbon Tetrachloride	56-23-5	EPA-524.2	5	0.5	BDL
11/26/19	12/9/19	191126013-01G	Monochlorobenzene	108-90-7	EPA-524.2	100	0.5	BDL
11/26/19	12/9/19	191126013-01G	cis-1,2-Dichloroethylene	156-59-2	EPA-524.2	70	0.5	BDL
11/26/19	12/9/19	191126013-01G	Dichloromethane	75-09-2	EPA-524.2	5	0.5	BDL
11/26/19	12/9/19	191126013-01G	Ethylbenzene	100-41-4	EPA-524.2	700	0.5	BDL
11/26/19	12/9/19	191126013-01G	o-Dichlorobenzene	95-50-1	EPA-524.2	600	0.5	BDL
11/26/19	12/9/19	191126013-01G	Para-Dichlorobenzene	106-46-7	EPA-524.2	75	0.5	BDL
11/26/19	12/9/19	191126013-01G	Styrene	100-42-5	EPA-524.2	100	0.5	BDL
11/26/19	12/9/19	191126013-01G	Tetrachloroethylene	127-18-4	EPA-524.2	5	0.5	BDL
11/26/19	12/9/19	191126013-01G	Toluene	108-88-3	EPA-524.2	1000	0.5	BDL
11/26/19	12/9/19	191126013-01G	trans-1,2-Dichloroethylene	156-60-5	EPA-524.2	100	0.5	BDL
11/26/19	12/9/19	191126013-01G	Trichloroethylene	79-01-6	EPA-524.2	5	0.5	BDL
11/26/19	12/9/19	191126013-01G	Vinyl chloride	75-01-4	EPA-524.2	2	0.5	BDL
11/26/19	12/9/19	191126013-01G	Xylenes (total)	1330-20-7	EPA-524.2	10000	0.5	BDL

NT: Not Tested ug/L: Micrograms per Liter MCL: Maximum Contaminant Level BDL Below Laboratory MRL A less than sign (<) may also be used.

PWSID#: CO0121455		Section V (Supplied or Completed by Public Water System)				Section VI Synthetic Organic Chemicals (Supplied or Completed by Certified Laboratory)		
Sample Date:	11/25/19	Collector:	Stephanie Schwenk	Facility ID (On Schedule):	A6	Sample P-1 ID (On Schedule):	A6	
Lab Receipt Date	Lab Analysis Date	Lab Sample ID	Analyte Name	CAS No.	Analytical Method	MCL (ug/L)	Lab MRL (ug/L)	Result (ug/L)
11/26/19	12/3/19	191126013-01D	Dibromochloropropane	96-12-8	EPA 504.1	0.2	0.02	BDL
11/26/19	12/6/19	191126013-01F	2,4,-D	94-75-7	EPA 515.4	70	0.1	BDL
11/26/19	12/6/19	191126013-01F	2,4,5,-TP	93-72-1	EPA 515.4	50	0.2	BDL
11/26/19	12/6/19	191126013-01H	Alachlor	15972-60-8	EPA 525.2	2	0.2	BDL
11/26/19	12/5/19	191126013-01I	Aldicarb	116-06-3	EPA 531.1	N/A	0.6	BDL
11/26/19	12/5/19	191126013-01I	Aldicarb sulfone	1646-88-4	EPA 531.1	N/A	1	BDL
11/26/19	12/5/19	191126013-01I	Aldicarb sulfoxide	1646-87-3	EPA 531.1	N/A	0.7	BDL
11/26/19	12/6/19	191126013-01H	Atrazine	1912-24-9	EPA 525.2	3	0.1	BDL
11/26/19	12/6/19	191126013-01H	Benzo(a)pyrene	50-32-8	EPA 525.2	0.2	0.02	BDL
11/26/19	12/5/19	191126013-01I	Carbofuran	1563-66-2	EPA 531.1	40	0.9	BDL
11/26/19	12/3/19	191126013-01E	Chlordane	57-74-9	EPA 505	2	0.2	BDL
11/26/19	12/6/19	191126013-01F	Dalapon	75-99-0	EPA 515.4	200	1	BDL
11/26/19	12/6/19	191126013-01H	Di(2-ethylhexyl)adipate	103-23-1	EPA 525.2	400	0.6	BDL
11/26/19	12/6/19	191126013-01H	Di(2-ethylhexyl)phthalate	117-81-7	EPA 525.2	6	0.6	BDL
11/26/19	12/6/19	191126013-01F	Dinoseb	85-85-7	EPA 515.4	7	0.2	BDL
11/26/19	12/2/19	191126013-01K	Diquat	85-00-7	EPA 549.2	20	0.4	BDL
11/26/19	12/4/19	191126013-01J	Endosulf	145-73-3	EPA 548.1	100	9	BDL
11/26/19	12/3/19	191126013-01E	Endrin	72-20-8	EPA 505	2	0.01	BDL
11/26/19	12/3/19	191126013-01D	Ethylene dibromide	106-93-4	EPA 504.1	0.05	0.01	BDL
11/26/19	12/5/19	191126013-01N	Glyphosate	1071-83-6	EPA 547	700	6	BDL
11/26/19	12/6/19	191126013-01H	Heptachlor	76-44-8	EPA 525.2	0.4	0.04	BDL
11/26/19	12/3/19	191126013-01E	Heptachlor epoxide	1024-57-3	EPA 505	0.2	0.02	BDL
11/26/19	12/3/19	191126013-01E	Hexachlorobenzene	118-74-1	EPA 505	1	0.1	BDL
11/26/19	12/3/19	191126013-01E	Hexachlorocyclopentadiene	77-47-4	EPA 505	50	0.1	BDL
11/26/19	12/3/19	191126013-01E	Lindane	58-89-9	EPA 505	0.2	0.02	BDL
11/26/19	12/3/19	191126013-01E	Methoxychlor	72-43-5	EPA 505	40	0.1	BDL
11/26/19	12/5/19	191126013-01I	Oxamyl	23135-22-0	EPA 531.1	200	1	BDL
11/26/19	12/6/19	191126013-01F	Pentachlorophenol	87-86-5	EPA 515.4	1	0.04	BDL
11/26/19	12/6/19	191126013-01F	Picloram	1918-02-1	EPA 515.4	500	0.1	BDL
11/26/19	12/3/19	191126013-01E	Polychlorinated biphenyl's	1336-36-3	EPA 505	0.5	0.1	BDL
11/26/19	12/6/19	191126013-01H	Simazine	122-34-9	EPA 525.2	4	0.07	BDL
11/26/19	12/3/19	191126013-01E	Toxaphene	8001-35-2	EPA 505	3	1	BDL

NT: Not Tested ug/L: Micrograms per Liter MCL: Maximum Contaminant Level BDL Below Laboratory MRL A less than sign (<) may also be used.

Drinking Water Chain of Custody



LABORATORIES, INC.

Commerce City Lab
10411 Heinz Way
Commerce City CO 80640

Lakewood Service Center
12860 W. Cedar Dr, Suite 100A
Lakewood CO 80228

Phone: 303-659-2313

www.coloradolab.com

Report To Information

Company Name: IDS-Hydro

Contact Name: Mark Valle

Address: 5540 Tech Center Dr

City: CS State: CO zip: 80919

Phone: 719-227-0072

Email: mvalle@ishydro.com

Sample Collector: Stephanie Schuster

Sample Collector Phone: 719-321-5341

Bill To Information (If different from report to)

Company Name: _____

Contact Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____

Email: _____

PO Number: _____

Project Information

PWSID: CO-0121455

System Name: Meridian Service Metro District

Compliance Samples: Yes No
Send Results to CDPHE: Yes No

Task Number (Lab Use Only) CAL Task No. 191126013

RNM

PHASE I, II, V Drinking Water Analyses (check requested analysis)

Subcontract Analyses

Date	Time	Client Sample ID / Sample Pt ID	No. of Containers	Residual Chlorine (mg/L) P/A Samples Only	Total Coliform P/A	504.1 EDB/DBCP	505 Pests/PCBs	515.4 Herbicides	524.2 VOCs	525.2 SOCs-Pest	531.1 Carbamates	547 Glyphosate	548.1 Endothall	549.2 Diquat	524.2 TTHMs	552.2 HAA5s	Lead/Copper	Nitrate	Nitrite	Fluoride	Inorganics	Alk./Lang. Index (Circle)	TOC, DOC (Circle)	SUVA, UV 254 (Circle)	Cyanide	Gross Alpha/Beta	Radium 226/228	Radon	Uranium (here or inorganic)
11/25	9:41	#1	2							X																			
11/25	9:44	#2	2																										
11/25	9:44	#3	2																										
11/25	9:44	#4	2																										
11/25	9:44	#5	1																										
11/25	9:44	#6	1																										
11/25	9:44	#7	1																										
11/25	9:44	#8	1																										
11/25	9:44	#9	2																										
11/25	9:44	#10	2																										

Instructions:

Please see enclosed document

For all requested analyses

Field temp: 21.7°C
Field pH: 8.82

C/S Info:

Delivered Via: Fed Ex

Seals Present Yes No Headspace Yes No

Temp 6 °C / Ice Y / A

Sample Pres. Yes No

Relinquished By: Mark Valle Date/Time: 11/25 11:30 Received By: K. Nampanda Date/Time: 11-25-19 0800 Relinquished Via: Fed Ex Date/Time: 11-25-19 Received By: Y/A Date/Time: _____

PHASE I, II, V Drinking Water Analyses (check requested analysis) Subcontract Analyses

<u>Synthetic Organic Chemicals (SOC)</u>	<u>Inorganics</u>
Alachlor	Antimony
Aldibarb1	Arsenic
Aldicarb sulfide	Barium
Aldicarb sulfone	Beryllium
Altrazine	Cadmium
Carbofuran	Chromium
Chlordane	Copper
Dibromochloropropane	Cyanide (as free Cyanide)
2,4 D	Fluoride
Ethylene dibromide	Iron
Heptachlor	Lead
Heptachlor epoxide	Manganese
Lindane	Mercury
Methoxychlor	Nickel
Polychlorinated biphenyls	Nitrate
Pentachlorophenol	Nitrite
Toxaphene	Selenium
2,4,5-TP(Silvex)	Thallium
Benzopyrene	Uranium
Dalapon	
Di(2-ethylhexyl) adipate	<u>Secondary MCLs</u>
Di(2-ethylhexyl)phthalate	Aluminum
Dinoseb	Chloride
Dioxin	Silver
Diquat	Sulfate
Endothall	Zinc
Endrin	
Glyphosate	
Hexachlorobenzene	
Hexachlorocyclopentadiene	
Oxamyl (Vydate)	
Picloram	
Simazine	

RNM

**Radionuclides Certified Laboratory Report Form**

Revision 6/13/2014

Colorado Department
of Public Health
and EnvironmentWQCD – Drinking Water CAS
4300 Cherry Creek Drive South; Denver, CO 80246-1530
Fax: (303) 758-1398; cdphe.drinkingwater@state.co.us**RAD**

Section I (Suppld or Completed by Public Water System)				Section II (Suppld or Completed by Certified Laboratory)				
Public Water System Information				Certified Laboratory Information				
PWS ID: CO0121455				Laboratory ID: CO 00008				
System Name: Meridian Services Metro Dist				Laboratory Name: Hazen Research, Inc.				
Contact Person:		Phone #:		Contact Person: Jessica Axen		Phone #: 303-279-4501		
Comments:		Do Samples Need to be Composited <u>BY THE LAB?</u>		Comments:				
		<input type="checkbox"/>						
Section III (Suppld or Completed by Public Water System)								
Sample Date: 11/25/2019		Collector:		Facility ID (On Schedule): A6		Sample Pt ID (On Schedule): A6		
Section IV Radionuclides (Suppld or Completed by Certified Laboratory)								
Lab Receipt Date	Lab Analysis Date	Lab Sample ID	Analyte Name (Code)	CAS No.	Analytical Method	MCL	Lab MRL	Result
12/02/2019	12/09/2019	19M03462-001	Gross Alpha Including Uranium (4002)	12587-46-1	SM 7110 B	N/A	0.1	<0.1(±2.0)
			Combined Uranium (4006)	7440-61-1	D2907-97	30 ug/L		
12/02/2019	01/20/2020	19M03462-001	Radium -226 (4020)	13982-63-3	SM 7500-Ra B	N/A	0.2	0.4(±0.3)
12/02/2019	01/16/2020	19M03462-001	Radium -228 (4030)	15262-20-1	EPA Ra-05	N/A	0.3	1.3(±0.8)
			Gross Beta (4100)	12587-47-2	SM 7110 B	50 pCi/L*		
			Total Dissolved Solids (1930)		EPA 160.3	N/A		
*The MCL for Gross Beta Particle Activity is 4 mrem/year. Since there is no simple conversion between mrem/year and pCi/L EPA considers 50 pCi/L to be the level of concern.								
Section V Calculated Values								
N/A			Gross Alpha Excluding Uranium (4000)	Calculated Value		15 pCi/L	N/A	
			Combined Radium {-226 & -228} (4010)	Calculated Value		5 pCi/L	N/A	

NT: Not Tested

Lab MRL: Laboratory Minimum Reporting Level

BDL: Below Laboratory MRL. A less than sign (<) may also be used

ug/L: Micrograms per Liter

pCi/L: Picocuries per Liter

MCL: Maximum Contaminant Level

Drinking Water Chain of Custody



19M03462

Report To Information	Bill To Information (If different from report to)	Project Information
Company Name: <u>Colorado Analytical</u>	Company Name: <u>Same</u>	PWSID: <u>CO0121455</u>
Contact Name: <u>Stuart Nielson</u>	Contact Name: _____	System Name: <u>Meridian Service Metro Dist</u>
Address: 10411 Heinz Way City: <u>Commerce City</u> State: <u>CO</u> Zip: <u>80640</u>	Address: _____ City: _____ State: _____ Zip: _____	Compliance Samples: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Send Results to CDPHE: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Phone: <u>303-659-2313</u>	Phone: _____	Task Number (Lab Use Only)
Email: <u>stuartnielson@coloradolab.com</u>	Email: _____	
Sample Collector: _____	PO Number: _____	
Sample Collector Phone: _____		

Commerce City Lab
10411 Heinz Way
Commerce City CO 80640

Lakewood Service Center
12860 W. Cedar Dr, Suite 100A
Lakewood CO 80228

Phone: 303-659-2313

www.coloradolab.com

			PHASE I, II, V Drinking Water Analyses (check requested analysis)																				Subcontract Analyses							
Date	Time	Client Sample ID / Sample Pt ID	No. of Containers	Residual Chlorine (mg/L) P/A Samples Only	Total Coliform P/A	504.1 EDB/DBCP	505 Pests/PCBs	515.4 Herbicides	524.2 VOCs	525.2 SOCs-Pest	531.1 Carbamates	547 Glyphosate	548.1 Endothal	549.2 Diquat	524.2 TTHMs	552.2 HAA5s	Lead/Copper	Nitrate	Nitrite	Fluoride	Inorganics	Alk./Lang. Index (Circle)	TOC, DOC (Circle)	SUVA, UV 254 (Circle)	Gross Alpha/ Ppm	Radium 226/228	Radon	Uranium	Chlorite	
11/25/19	0930	191126020-01 / A6	4		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Colorado Department
of Public Health
and Environment

Inorganic Chemicals Certified Laboratory Report Form
WQCD - Drinking Water CAS
4300 Cherry Creek Drive South, Denver, CO 80246-1530
Fax: (303) 758-1398; cdphe.drinkingwater@state.co.us

Revised 6/13/2014

IOC

Section I (Supplied or Completed by Public Water System)
Public Water System Information

PWSID#: CO0121455

System Name: Meridian Service Metro District

Contact Person: Mark Volle

Comments:

Section II (Supplied or Completed by Certified Laboratory)
Certified Laboratory Information

Laboratory ID: CO 0015

Laboratory Name: Colorado Analytical Laboratory

Contact Person: Customer Service

Phone: 303-659-2313

Comments:

Do Samples Need to be
Composited BY THE LAB?

Section III (Supplied or Completed by Public Water System)

Sample Date: 11/25/19

Collector: Stephanie Schwe

Facility ID (On Schedule): A6

Sample Pt ID (On Schedule): A6

Section IV Inorganic Chemicals (Completed by Certified Laboratory)

Lab Receipt Date	Lab Analysis Date	Lab Sample ID	Analyte Name	CAS No.	Analytical Method	MCL (mg/L)	Lab MRL (mg/L)	Result (mg/L)
11/26/19	11/27/19	191126013-01	Fluoride	7681-49-4	EPA 300.0	4	0.09	1.98

NT: Not Tested

Lab MRL: Laboratory Minimum Reporting Level

BDL: Below Laboratory MRL. A less than (<) may also used.

mg/L: Milligrams per Liter

MCL: Maximum Contaminant Level

12/6/19

191126013-01

1/1

N

Drinking Water Chain of Custody



LABORATORIES, INC.

Commerce City Lab
10411 Heinz Way
Commerce City CO 80640

Lakewood Service Center
12860 W. Cedar Dr., Suite 100A
Lakewood CO 80228

Phone: 303-659-2313

www.coloradolab.com

Report To Information

Company Name: IDS-Hydro

Contact Name: Mark Valle

Address: 5540 Tech Center Dr

City: CS State: CO zip: 80919

Phone: 719-227-2072

Email: mvalle@ishydro.com

Sample Collector: Stephanie Schuster

Sample Collector Phone: 719-321-5341

Bill To Information (If different from report to)

Company Name:

Contact Name:

Address:

City: State: Zip:

Phone:

Email:

PO Number:

Project Information

PWSID: CO-0121455

System Name: Meridian Service Metro District

Compliance Samples: Yes No
Send Results to CDPHE: Yes No

Task Number (Lab Use Only) CAL Task No. 191126013

RNM

PHASE I, II, V Drinking Water Analyses (check requested analysis)

Subcontract Analyses

Date	Time	Client Sample ID / Sample Pt ID	No. of Containers	Residual Chlorine (mg/L) P/A Samples Only	Total Coliform P/A	504.1 EDB/DBCP	505 Pests/PCBs	515.4 Herbicides	524.2 VOCs	525.2 SOCs-Pest	531.1 Carbamates	547 Glyphosate	548.1 Endothall	549.2 Diquat	524.2 TTHMs	552.2 HAA5s	Lead/Copper	Nitrate	Nitrite	Fluoride	Inorganics	Alk./Lang. Index (Circle)	TOC, DOC (Circle)	SUVA, UV 254 (Circle)	Cyanide	Gross Alpha/Beta	Radium 226/228	Radon	Uranium (here or margin)
11/25	9:41	#1	2							X																			
11/25	9:44	#3	2																										
11/25	9:32	#4	2																										
11/25	9:35	#5	1																										
11/25	9:39	#6	1																										
11/25	9:45	#7	1																										
11/25	9:46	#8	1																										
11/25	9:52	#9	2																										
11/25	9:54	#10	2																										

Instructions:

Please see enclosed document

Field temp \pm 21.7°C
Field pH: 8.82

C/S Info:

Seals Present Yes No Headspace Yes No

For all requested analyses

Relinquished By: Mark Valle Date/Time: 11/25 11:00 Received By: F. Nampanda Date/Time: 11-25-19 0800 Delivered Via: Fed Ex C/S Charge Date/Time: 11/25 11:00 Temp 6°C Received By: VA Sample Pres. Yes No Date/Time: 11/25 11:00

<u>Synthetic Organic Chemicals (SOC)</u>	<u>Inorganics</u>
Alachlor	Antimony
Aldibarb1	Arsenic
Aldicarb sulfide	Barium
Aldicarb sulfone	Beryllium
Altrazine	Cadmium
Carbofuran	Chromium
Chlordane	Copper
Dibromochloropropane	Cyanide (as free Cyanide)
2,4 D	Fluoride
Ethylene dibromide	Iron
Heptachlor	Lead
Heptachlor epoxide	Manganese
Lindane	Mercury
Methoxychlor	Nickel
Polychlorinated biphenyls	Nitrate
Pentachlorophenol	Nitrite
Toxaphene	Selenium
2,4,5-TP(Silvex)	Thallium
Benzopyrene	Uranium
Dalapon	
Di(2-ethylhexyl) adipate	<u>Secondary MCLs</u>
Di(2-ethylhexyl)phthalate	Aluminum
Dinoseb	Chloride
Dioxin	Silver
Diquat	Sulfate
Endothall	Zinc
Endrin	
Glyphosate	
Hexachlorobenzene	
Hexachlorocyclopentadiene	
Oxamyl (Vydate)	
Picloram	
Simazine	

RNM



Exhibit 2

Inorganic Chemicals Certified Laboratory Report Form
WQCD - Drinking Water CAS
 Submit Online at <http://www.wqcdcompliance.com/login>

IOC



Section I (Supplied or Completed by Public Water System)		Section II (Supplied or Completed by Certified Laboratory)	
Public Water System Information		Certified Laboratory Information	
PWSID#: CO0121455		Laboratory ID: CO 0015	
System Name: Meridian Service Metro District		Laboratory Name: Colorado Analytical Laboratory	
Contact Person: Mark Volle	Phone #:	Contact Person: Customer Service	Phone: 303-659-2313
Comments:	Do Samples Need to be Compositd BY THE LAB? <input type="checkbox"/>	Comments:	

Section III (Supplied or Completed by Public Water System)

Sample Date: 12/16/19 Collector: Stephanie Schwa Facility ID (On Schedule): LFH6 Sample Pt ID (On Schedule): LFH6

Section IV Inorganic Chemicals (Completed by Certified Laboratory)								
Lab Receipt Date	Lab Analysis Date	Lab Sample ID	Analyte Name	CAS No.	Analytical Method	MCL (mg/L)	Lab MRL (mg/L)	Result (mg/L)
12/18/19	12/20/19	191218004-01A	Antimony	7740-36-0	EPA 200.8	0.006	0.001	BDL
12/18/19	12/20/19	191218004-01A	Arsenic	7440-38-2	EPA 200.8	0.01	0.001	BDL
12/18/19	12/20/19	191218004-01A	Barium	7440-39-3	EPA 200.8	2	0.001	0.016
12/18/19	12/20/19	191218004-01A	Beryllium	7440-41-7	EPA 200.8	0.004	0.001	BDL
12/18/19	12/20/19	191218004-01A	Cadmium	7440-43-9	EPA 200.8	0.005	0.001	BDL
12/18/19	12/20/19	191218004-01A	Chromium	7440-47-3	EPA 200.8	0.1	0.001	0.003
12/18/19	12/20/19	191218004-01A	Mercury	7439-97-6	EPA 200.8	0.002	0.0001	BDL
12/18/19	12/20/19	191218004-01A	Nickel	7440-02-0	EPA 200.8	N/A	0.001	0.003
12/18/19	12/20/19	191218004-01A	Selenium	7782-49-2	EPA 200.8	0.05	0.001	BDL
12/18/19	12/19/19	191218004-01A	Sodium	7440-23-5	EPA 200.7	N/A	0.1	128.5
12/18/19	12/20/19	191218004-01A	Thallium	7440-28-0	EPA 200.8	0.002	0.001	BDL

mg/L: Milligrams per Liter
 MCL: Maximum Contaminant Level

NT: Not Tested
 Lab MRL: Laboratory Minimum Reporting Level
 BDL: Below Laboratory MRL. A less than (<) may also used.



Drinking Water Chain of Custody

2/a

Report To Information
 Company Name: JDS-Hydro
 Contact Name: Mark Volle
 Address: 5540 Tech Center Dr
 City: CS State: CO Zip: 80919
 Phone: 719-227-0072 Fax:
 Email: m.volle@jds-hydro.com
 Sampler Name: Stephanie Schwente PO No:

Bill To Information (If different from report to)
 Company Name:
 Contact Name:
 Address:
 City: State: Zip:
 Phone: Fax:
 Email:

State Form / Project Information
 PWSID: CO-0121455
 System Name: Meridian Service Metro District
 Address:
 City: State: Zip:
 County:
 Compliance Samples: Yes No
 Send Forms to State: Yes No

Brighton Lab
 240 South Main Street
 Brighton, CO 80601

Lakewood Lab
 12860 W. Cedar Dr, Suite 100A
 Lakewood CO 80228

Phone: 303-659-2313
 Fax: 303-659-2315
 www.coloradolab.com

CAL Task No. 191218004
 Task Number LFHLE
 JML

Task Number		PHASE I, II, V Drinking Water Analyses (check analysis)														Subcontract Analyses																				
Date	Time	Client Sample ID / EP Code	No. of Containers	Residual Chlorine (mg/L) P/A Samples Only	Total Coliform P/A	504.1 EDB/DBCP	505 Pests/PCBs	515.4 Herbicides	524.2 VOCs	525.2 SOCs-Pest	531.1 Carbamates	547 Glyphosate	548.1 Endothal	549.2 Diquat	524.2 THMs	552.2 HAA5s	Lead/Copper	Nitrate	Nitrite	Fluoride/Chloride	Inorganics	Alk/Lang. Index	TOC, DOC (Circle)	SUVA, UV 254 (Circle)	Cyanide	Gross Alpha/Beta	Radium 226	Radium 228	Radon	Uranium						
12/16	9:00	#1	3							X				X													X									
	9:14	#2	2											X																						
	9:15	#3	1																																	
	9:09	#4	2																																	
	9:10	#5	1																																	
	9:11	#6	1																																	
	9:17	#7	1					X																												
	9:17	#8	1										X																							
	9:18	#9	2																																	
	9:26	#10	3								X																									

Instructions: Please analyze all constituents
 Field on enclosed document
 Relinquished By: Stephanie JML Date/Time: 12/16/10
 Delivered Via: FedEx
 Relinquished By: JML Date/Time: 12/18/10
 CS Info: Field # 803
 Field Temp: 20.0°C
 Temp. 2 °C/lce Y Sample Pres. Yes No
 Seals Present Yes No Headspace Yes No

New Groundwater Source Sampling Request

Field Measurements

pH
 Turbidity
 Conductivity

General Parameters

Total Organic Carbon
 Sodium
 Calcium
 Magnesium
 Potassium
 Total Hardness – CaCO3
 Total Alkalinity
 Bicarbonate Alkalinity
 Strontium
 Total Dissolved Solids (TDS)

Microbiological

Total Coliform

E.Coli

Trans-1,2 Dichloroethylene
 Xylenes (total)
 Dichloromethane (methylene chloride)
 1,2,4-Trichlorobenzene
 1,1,2-Trichloroethane

Radionuclides
 Radium 226 and Radium 228
 Gross alpha particle activity -
 Including Radium 226 but not radon &
 uranium
 Beta particle and photon radioactivity

VOCS

Vinyl chloride

Benzene

Carbon tetrachloride

1,2-Dichloroethane

Trichloroethylene

1,1,1 Trichloroethane

1,1-Dichloroethylene

Cis-1,2 Dichloroethylene

1,2-Dichloropropane

Ethylbenzene

Monochlorobenzene

o-Dichlorobenzene

p-Dichlorobenzene

Styrene

Tetrachloroethylene

Toluene

JML

Synthetic Organic Chemicals (SOC)

Alachlor
 Aldibarb1
 Aldicarb sulfoxide
 Aldicarb sulfone
 Altrazine
 Carbofuran
 Chlordane
 Dibromochloropropane
 2,4 D
 Ethylene dibromide
 Heptachlor
 Heptachlor epoxide
 Lindane
 Methoxychlor
 Polychlorinated biphenyls
 Pentachlorophenol
 Toxaphene
 2,4,5-TP(Silvex)
 Benzopyrene
 Dalapon
 Di(2-ethylhexyl) adipate
 Di(2-ethylhexyl)phthalate
 Dinoseb
 Dioxin
 Diquat
 Endothall
 Endrin
 Glyphosate
 Hexachlorobenzene
 Hexachlorocyclopentadiene
 Oxamyl (Vydate)
 Picloram
 Simazine

Secondary MCLs

Cyanide (as free Cyanide)
 Fluoride
 Iron
 Lead
 Manganese
 Mercury
 Nickel
 Nitrate
 Nitrite
 Selenium
 Thallium
 Uranium

Inorganics

Antimony
 Arsenic
 Barium
 Beryllium
 Cadmium
 Chromium
 Copper
 Cyanide (as free Cyanide)
 Fluoride
 Iron
 Lead
 Manganese
 Mercury
 Nickel
 Nitrate
 Nitrite
 Selenium
 Thallium
 Uranium
 Aluminum
 Chloride
 Silver
 Sulfate
 Zinc

Analytical Results

TASK NO: 191218004

Report To: Mark Volle
Company: JDS Hydro Consultants
5540 Tech Center Dr.
Suite 100
Colorado Springs CO 80919

Bill To: Mark Volle
Company: JDS Hydro Consultants
5540 Tech Center Dr.
Suite 100
Colorado Springs CO 80919

Task No.: 191218004	Date Received: 12/18/19
Client PO:	Date Reported: 1/8/20
Client Project: Meridian Service Metro District CO0121455	Matrix: Water - Drinking

Customer Sample ID LFH6
Sample Date/Time: 12/16/19 9:28 AM
Lab Number: 191218004-01

Test	Result	Method	ML	Date Analyzed	Analyzed By
Bicarbonate	197.7 mg/L as CaCO3	SM 2320-B	0.1	12/20/19	ERL
Calcium as CaCO3	5.3 mg/L	EPA 200.7	0.1	12/19/19	MBN
Carbonate	< 0.1 mg/L as CaCO3	SM 2320-B	0.1	12/20/19	ERL
Hydroxide	< 0.1 mg/L as CaCO3	SM 2320-B	0.1	12/20/19	ERL
Langelier Index	-0.26 units	SM 2330-B		12/23/19	SAN
pH	8.56 units	SM 4500-H-B	0.01	12/18/19	MBN
Temperature	20 °C	SM 4500-H-B	1	12/18/19	MBN
Total Alkalinity	197.7 mg/L as CaCO3	SM 2320-B	0.1	12/20/19	ERL
Total Dissolved Solids	382 mg/L	SM 2540-C	5	12/20/19	ISG

Abbreviations/ References:

ML = Minimum Level = LRL = RL
mg/L = Milligrams Per Liter or PPM
ug/L = Micrograms Per Liter or PPB
mpn/100 mls = Most Probable Number Index/ 100 mls
Date Analyzed = Date Test Completed



DATA APPROVED FOR RELEASE BY

Drinking Water Chain of Custody

1/2



LABORATORIES, INC.

Report To Information

Bill To Information (if different from report to)

Project Information

Company Name: IDS-Hydro

Company Name: _____

PWSID: CO-0121455

Contact Name: Mark Volle

Contact Name: _____

System Name: Meridian Service Metro District

Address: 5540 Tech Center Dr

Address: _____

Compliance Samples: Yes No

City: CS State: CO zip: 80919

City: _____ State: _____ Zip: _____

Send Results to CDPHE: Yes No

Phone: 719-227-0072

Phone: _____

Task Number (Lab Use Only) CAL Task No. 191218004

Email: mvolle@idshydro.com

Email: _____

Sample Collector: Stephanie Schaefer

PO Number: _____

JML

Sample Collector Phone: 719-321-5341

PHASE I, II, V Drinking Water Analyses (check requested analysis)

Subcontract Analyses

LFHL

Date	Time	Client Sample ID / Sample P-ID	No. of Containers	Residual Chlorine (mg/L) P/A Samples Only	Total Coliform P/A	504.1 EDB/DBCP	505 Pests/PCBs	515.4 Herbicides	524.2 VOCs	525.2 SOCs-Pest	531.1 Carbamates	547 Glyphosate	548.1 Endothall	549.2 Diquat	524.2 TTHMs	552.2 HAA5s	Lead/Copper	Nitrate	Nitrite	Fluoride	Inorganics	Alk./Lang. Index (Circle)	TOC, DOC (Circle)	SUVA, UV 254 (Circle)	Gross Alpha/Beta	Radium 226/228	Radon	Uranium
12/16	9:14	#11	2							X																		
	9:22	#12	2		X																							
	9:31	#13	2									X																
	9:23	#14	3						X																			
	9:12	#15	1																									
	9:28	#16	1		X																							

Instructions:

29 + 2 blanks

C/S Info:

Seals Present Yes No Headspace Yes No

Relinquished By: [Signature]

Date/Time: 12/16 12:00pm

Received By: [Signature]

Date/Time: 12/18/19

Delivered Via: FedEx

Relinquished By: [Signature]

Date/Time: 12/18/19

Temp Received By: [Signature]

Temp Received By: 20°C

Sample Pres. Yes No

Date/Time: _____

www.coloradolab.com

Commerce City Lab
10411 Heinz Way
Commerce City CO 80640

Lakewood Service Center
12860 W. Cedar Dr, Suite 100A
Lakewood CO 80228
Phone: 303-659-2313

New Groundwater Source Sampling Request

JML

Field Measurements

pH
Turbidity
Conductivity

General Parameters

Total Organic Carbon
Sodium
Calcium
Magnesium
Potassium
Total Hardness – CaCO₃
Total Alkalinity
Bicarbonate Alkalinity
Strontium
Total Dissolved Solids (TDS)

Microbiological

Total Coliform
E.Coli

Radionuclides

Radium 226 and Radium 228
Gross alpha particle activity -
 Including Radium 226 but not radon &
 uranium
Beta particle and photon radioactivity

VOCs

Vinyl chloride
Benzene
Carbon tetrachloride
1,2-Dichloroethane
Trichloroethylene
1,1,1 Trichloroethane
1,1-Dichloroethylene
Cis-1,2 Dichloroethylene
1,2-Dichloropropane
Ethylbenzene
Monochlorobenzene
o-Dichlorobenzene
p-Dichlorobenzene
Styrene
Tetrachloroethylene
Toluene
Trans-1,2 Dichloroethylene
Xylenes (total)
Dichloromethane (methylene chloride)
1,2,4-Trichlorobenzene
1,1,2-Trichloroethane

Inorganics

Antimony
Arsenic
Barium
Beryllium
Cadmium
Chromium
Copper
Cyanide (as free Cyanide)
Fluoride
Iron
Lead
Manganese
Mercury
Nickel
Nitrate
Nitrite
Selenium
Thallium
Uranium

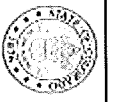
Secondary MCLs

Aluminum
Chloride
Silver
Sulfate
Zinc

Synthetic Organic Chemicals (SOC)

Alachlor
Aldibarb1
Aldicarb sulfoxide
Aldicarb sulfone
Altrazine
Carbofuran
Chlordane
Dibromochloropropane
2,4 D
Ethylene dibromide
Heptachlor
Heptachlor epoxide
Lindane
Methoxychlor
Polychlorinated biphenyls
Pentachlorophenol
Toxaphene
2,4,5-TP(Silvex)
Benzopyrene
Dalapon
Di(2-ethylhexyl) adipate
Di(2-ethylhexyl)phthalate
Dinoseb
Dioxin
Diquat
Endothall
Endrin
Glyphosate
Hexachlorobenzene
Hexachlorocyclopentadiene
Oxamyl (Vydate)
Picloram
Simazine

JML



Colorado Department
of Public Health
and Environment

Nitrate and Nitrite as Nitrogen Certified Laboratory Report Form
WQCD - Drinking Water CAS
 Submit Online at <http://www.wqcd.compliance.com/login>

Revised 4/13/2015

NOX

Section I (Supplied or Completed by Public Water System)		Section II (Supplied or Completed by Certified Laboratory)	
Public Water System Information		Certified Laboratory Information	
PWSID#: CO0121455		Laboratory ID: CO 0015	
System Name: Meridian Service Metro District		Laboratory Name: Colorado Analytical Laboratory	
Contact Person: Mark Volle	Phone #: 719-227-0072	Contact Person: Customer Service	Phone: 303-659-2313
Comments:		Comments:	

Section III (Supplied or Completed by Public Water System)				Section IV (Supplied or Completed by Certified Laboratory)								
Sample Date	Collector	Facility ID On Schedule	Sample Pt ID On Schedule	Confirmation?	Lab Receipt Date	Lab Analysis Date	Laboratory Sample ID #	Analyte	Analytical Method	MCL (mg/L)	Lab MRL (mg/L)	Result (mg/L)
12/16/19	kephanic Schwentk	LFH6	LFH6	<input type="checkbox"/>	12/18/19	12/18/19	191218004-01	Nitrate Nitrogen	EPA 300.0	10	0.1	BDL
12/16/19	kephanic Schwentk	LFH6	LFH6	<input type="checkbox"/>	12/18/19	12/18/19	191218004-01	Nitrite Nitrogen	EPA 300.0	1	0.1	BDL

NT: Not Tested
 Lab MRL: Laboratory Minimum Reporting Level
 BDL: Below Laboratory MRL. A less than (<) may also used.

mg/L: Milligrams per Liter
 MCL: Maximum Contaminant Level

1/8/20
 191218004-01
 1/1
 N

Drinking Water Chain of Custody

1/2



LABORATORIES, INC.

Commerce City Lab
10411 Heinz Way
Commerce City CO 80640

Lakewood Service Center
12860 W. Cedar Dr, Suite 100A
Lakewood CO 80228

Phone: 303-659-2313

www.coloradolab.com

Report To Information

Company Name: IDS-Hydro

Contact Name: Mark Volle

Address: 5540 TechCenter Dr

City: CS State: CO Zip: 80119

Phone: 719-227-0072

Email: mvolle@idshydro.com

Sample Collector: Stephanie Schwenke

Sample Collector Phone: 719-331-5341

Bill To Information (If different from report to)

Company Name:

Contact Name:

Address:

City: State: Zip:

Phone:

Email:

PO Number:

Project Information

PWSID: CO-0121455

System Name: Meridian Service Metro District

Compliance Samples: Yes No

Send Results to CDPHE: Yes No

Task Number (Lab Use Only) CAL Task No. 191218004

JML

PHASE I, II, V Drinking Water Analyses (check requested analysis)

Subcontract Analyses

Date	Time	Client Sample ID / Sample Pt. ID	No. of Containers	Residual Chlorine (mg/L) P/A Samples Only	Total Coliform P/A	504.1 EDB/DBCP	505 Pests/PCBs	515.4 Herbicides	524.2 VOCs	525.2 SOCs-Pest	531.1 Carbamates	547 Glyphosate	548.1 Endothall	549.2 Diquat	524.2 TTHMs	552.2 HAA5s	Lead/Copper	Nitrate	Nitrite	Fluoride	Inorganics	Alk./Lang. Index (Circle)	TOC, DOC (Circle)	SUVA, UV 254 (Circle)	Gross Alpha/Beta	Radium 226/228	Radon	Uranium	
12/16	9:19	#11	2							X																			
	9:22	#12	2			X																							
	9:21	#13	2									X																	
	9:23	#14	3						X																				
	9:12	#15	1																										
	9:28	#16	1		X																								

LFHL0

29 + 2 blanks

Instructions:

CIS Info:

Seals Present Yes No Headspace Yes No

Relinquished By: [Signature] Date/Time: 12/16/2008 Received By: [Signature] Date/Time: 12/18/19 Delivered Via: FedEx CIS Charge Relinquished By: [Signature] Date/Time: [] Temp. Rec'd: 2°C/ice Sample Pres. Yes No Date/Time: []

Page 2 of 5

Drinking Water Chain of Custody

2/1a



LABORATORIES, INC.

Brighton Lab
240 South Main Street
Brighton, CO 80601

Lakewood Lab
12860 W. Cedar Dr, Suite 100A
Lakewood CO 80228

Phone: 303-659-2313
Fax: 303-659-2315

www.coloradolab.com

Report To Information		Bill To Information (if different from report to)		State Form / Project Information	
Company Name: JNS-Heard	Contact Name: Mark Valle	Company Name:	Contact Name:	PWSID: 00-0121455	System Name: Meridian Service Method Shift
Address: 5540 Tech Center Dr		Address:		Address:	
City: AS	State: CO	City:	State:	City:	State:
Zip: 80919	Zip:	Zip:	Zip:	Zip:	Zip:
Phone: 719-271-0072	Fax:	Phone:	Fax:	Country:	
Email: mvalle@jshydro.com		Email:		Compliance Samples: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Sampler Name: Stephanie Schwenke	PO No.:	Send Forms to State: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

CAL Task No. 191218004

LFH6

JML

Date	Time	Client Sample ID / EP Code	No. of Containers	Residual Chlorine (mg/L) P/A Samples Only	Total Coliform P/A	504.1 EDB/DBCP	505 Pests/PCBs	515.4 Herbicides	524.2 VOCs	525.2 SOCs-Pest	531.1 Carbamates	547 Glyphosate	548.1 Endothall	549.2 Diquat	524.2 TTHMs	552.2 HAA5s	Lead/Copper	Nitrate	Nitrite	Fluoride/Chloride	Inorganics	Alk./Lang. Index	TOC, DOC (Circle)	SUVA, UV 254 (Circle)	Cyanide	Gross Alpha/Beta	Radium 226	Radium 228	Radon	Uranium
12/16	9:06	#1	3																											
	9:14	#2	2																											
	9:15	#3	1																											
	9:09	#4	2																											
	9:10	#5	1																											
	9:11	#6	1																											
	9:17	#7	1																											
	9:17	#8	1																											
	9:18	#9	2																											
	9:26	#10	3																											

PHASE I, II, V Drinking Water Analyses (check analysis)

Subcontract Analyses

Instructions:

Please analyze all constituents

Listed on enclosed document

FIELD # 8003

C/S Info:

Seals Present Yes No Headspace Yes No

Relinquished By: Stephanie Valle

Date/Time: 12/18/19 12:00pm

Received By: Gabriela

Date/Time: 12/18/19 8:00

Delivered Via: FedEx

C/S Charge

Temp. 2 °C/ice

Sample Pres. Yes No

New Groundwater Source Sampling Request

JML

Field Measurements

pH
Turbidity
Conductivity

General Parameters

Total Organic Carbon
Sodium
Calcium
Magnesium
Potassium
Total Hardness – CaCO₃
Total Alkalinity
Bicarbonate Alkalinity
Strontium
Total Dissolved Solids (TDS)

Microbiological

Total Coliform
E.Coli

Radionuclides

Radium 226 and Radium 228
Gross alpha particle activity -
 Including Radium 226 but not radon &
 uranium
Beta particle and photon radioactivity

VOCs

Vinyl chloride
Benzene
Carbon tetrachloride
1,2-Dichloroethane
Trichloroethylene
1,1,1 Trichloroethane
1,1-Dichloroethylene
Cis-1,2 Dichloroethylene
1,2-Dichloropropane
Ethylbenzene
Monochlorobenzene
o-Dichlorobenzene
p-Dichlorobenzene
Styrene
Tetrachloroethylene
Toluene
Trans-1,2 Dichloroethylene
Xylenes (total)
Dichloromethane (methylene chloride)
1,2,4-Trichlorobenzene
1,1,2-Trichloroethane

Inorganics

Antimony
Arsenic
Barium
Beryllium
Cadmium
Chromium
Copper
Cyanide (as free Cyanide)
Fluoride
Iron
Lead
Manganese
Mercury
Nickel
Nitrate
Nitrite
Selenium
Thallium
Uranium

Secondary MCLs

Aluminum
Chloride
Silver
Sulfate
Zinc

Synthetic Organic Chemicals (SOC)

Alachlor
Aldibarb1
Aldicarb sulfoxide
Aldicarb sulfone
Altrazine
Carbofuran
Chlordane
Dibromochloropropane
2,4 D
Ethylene dibromide
Heptachlor
Heptachlor epoxide
Lindane
Methoxychlor
Polychlorinated biphenyls
Pentachlorophenol
Toxaphene
2,4,5-TP(Silvex)
Benzopyrene
Dalapon
Di(2-ethylhexyl) adipate
Di(2-ethylhexyl)phthalate
Dinoseb
Dioxin
Diquat
Endothall
Endrin
Glyphosate
Hexachlorobenzene
Hexachlorocyclopentadiene
Oxamyl (Vydate)
Picloram
Simazine

JML

Analytical Results

TASK NO: 191218004

Report To: Mark Volle
Company: JDS Hydro Consultants
5540 Tech Center Dr.
Suite 100
Colorado Springs CO 80919

Bill To: Mark Volle
Company: JDS Hydro Consultants
5540 Tech Center Dr.
Suite 100
Colorado Springs CO 80919

Task No.: 191218004
Client PO:
Client Project: Meridian Service Metro District
CO0121455

Date Received: 12/18/19
Date Reported: 1/8/20
Matrix: Water - Drinking

Customer Sample ID LFH6
Sample Date/Time: 12/16/19 9:28 AM
Lab Number: 191218004-01

Test	Result	Method	ML	Date Analyzed	Analyzed By	MCL
Chloride	13.8 mg/L	EPA 300.0	0.1 mg/L	12/18/19	MAT	
Sulfate	64.3 mg/L	EPA 300.0	0.1 mg/L	12/18/19	MAT	
Cyanide-Free	< 0.005 mg/L	EPA 335.4	0.005 mg/L	12/20/19	CES	
Total Organic Carbon	0.8 mg/L	SM 5310-C	0.5 mg/L	12/21/19	ISG	
Total						
Calcium	2.2 mg/L	EPA 200.7	0.1 mg/L	12/19/19	MBN	
Iron	2.203 mg/L	EPA 200.7	0.005 mg/L	12/19/19	MBN	0.3
Magnesium	0.48 mg/L	EPA 200.7	0.02 mg/L	12/19/19	MBN	
Potassium	1.0 mg/L	EPA 200.7	0.1 mg/L	12/19/19	MBN	
Aluminum	1.145 mg/L	EPA 200.8	0.001 mg/L	12/19/19	IPC	0.05
Copper	0.2231 mg/L	EPA 200.8	0.0008 mg/L	12/19/19	IPC	1.3
Lead	0.0101 mg/L	EPA 200.8	0.0001 mg/L	12/19/19	IPC	0.015
Manganese	0.0478 mg/L	EPA 200.8	0.0008 mg/L	12/19/19	IPC	0.05
Silver	< 0.0001 mg/L	EPA 200.8	0.0001 mg/L	12/19/19	IPC	
Strontium	0.025 mg/L	EPA 200.8	0.005 mg/L	12/19/19	IPC	
Zinc	0.097 mg/L	EPA 200.8	0.001 mg/L	12/19/19	IPC	5
Total Hardness	7.6 mg/L as CaCO3	SM 2340-B	0.1 mg/L as CaCO3	12/19/19	MBN	

Abbreviations/ References:

ML = Minimum Level = LRL = RL
MCL = Maximum Contaminant Level per The EPA
mg/L = Milligrams Per Liter or PPM
ug/L = Micrograms Per Liter or PPB
mpn/100 mls = Most Probable Number Index/ 100 mls
Date Analyzed = Date Test Completed



DATA APPROVED FOR RELEASE BY

Drinking Water Chain of Custody

1/2



LABORATORIES, INC.

Commerce City Lab
10411 Heinz Way
Commerce City CO 80640

Lakewood Service Center
12860 W. Cedar Dr, Suite 100A
Lakewood CO 80228

Phone: 303-659-2313

www.coloradolab.com

Report To Information

Company Name: JDS-Hydro

Contact Name: Mark Volle

Address: 5540 TechCenter Dr

City: CS State: CO Zip: 80919

Phone: 719-327-0072

Email: MVoll@jds-hydro.com

Sample Collector: Stephanie Schwertke

Sample Collector Phone: 719-321-5341

Project Information

PWSID: CO-0121455

System Name: Meridian Service Metro District

Compliance Samples: Yes No

Send Results to CDPHE: Yes No

Task Number (Lab Use Only) CAL Task No. 191218004

JML

PHASE I, II, V Drinking Water Analyses (check requested analysis)

Date	Time	Client Sample ID / Sample Pt. ID	No. of Containers	Residual Chlorine (mg/L) P/A Samples Only	Total Coliform P/A	504.1 EDB/DBCP	505 Pests/PCBs	515.4 Herbicides	524.2 VOCs	525.2 SOCs-Pest	531.1 Carbamates	547 Glyphosate	548.1 Endothall	549.2 Diquat	524.2 TTHMs	552.2 HAA5s	Lead/Copper	Nitrate	Nitrite	Fluoride	Inorganics	Alk./Lang. Index (Circle)	TOC, DOC (Circle)	SUVA, UV 254 (Circle)	Gross Alpha/Beta	Radium 226/228	Radon	Uranium
12/16	9:19	#11	2							X																		
	9:22	#12	2		X																							
	9:21	#13	2																									
	9:23	#14	3						X																			
	9:12	#15	1																									
	9:28	#16	1		X																							

Instructions: 29 + 2 blanks

Relinquished By: [Signature] Date/Time: 12/16 12:20pm Received By: [Signature] Date/Time: 12/18/19 Delivered Via: FedEx Relinquished By: [Signature] Date/Time: [Blank] Temp: 2 °C / 36 °F Received By: [Signature] Sample Pres. Yes No Date/Time: [Blank] Headspace Yes No

Page 2 of 5

JML

New Groundwater Source Sampling Request

Field Measurements

pH
Turbidity
Conductivity

General Parameters

Total Organic Carbon
Sodium
Calcium
Magnesium
Potassium
Total Hardness – CaCO₃
Total Alkalinity
Bicarbonate Alkalinity
Strontium
Total Dissolved Solids (TDS)

Microbiological

Total Coliform
E.Coli

Radionuclides

Radium 226 and Radium 228
Gross alpha particle activity -
 Including Radium 226 but not radon &
 uranium
Beta particle and photon radioactivity

VOCs

Vinyl chloride
Benzene
Carbon tetrachloride
1,2-Dichloroethane
Trichloroethylene
1,1,1 Trichloroethane
1,1-Dichloroethylene
Cis-1,2 Dichloroethylene
1,2-Dichloropropane
Ethylbenzene
Monochlorobenzene
o-Dichlorobenzene
p-Dichlorobenzene
Styrene
Tetrachloroethylene
Toluene
Trans-1,2 Dichloroethylene
Xylenes (total)
Dichloromethane (methylene chloride)
1,2,4-Trichlorobenzene
1,1,2-Trichloroethane

Inorganics

Antimony
Arsenic
Barium
Beryllium
Cadmium
Chromium
Copper
Cyanide (as free Cyanide)
Fluoride
Iron
Lead
Manganese
Mercury
Nickel
Nitrate
Nitrite
Selenium
Thallium
Uranium

Secondary MCLs

Aluminum
Chloride
Silver
Sulfate
Zinc

Synthetic Organic Chemicals (SOC)

Alachlor
Aldibarb1
Aldicarb sulfoxide
Aldicarb sulfone
Altrazine
Carbofuran
Chlordane
Dibromochloropropane
2,4 D
Ethylene dibromide
Heptachlor
Heptachlor epoxide
Lindane
Methoxychlor
Polychlorinated biphenyls
Pentachlorophenol
Toxaphene
2,4,5-TP(Silvex)
Benzopyrene
Dalapon
Di(2-ethylhexyl) adipate
Di(2-ethylhexyl)phthalate
Dinoseb
Dioxin
Diquat
Endothall
Endrin
Glyphosate
Hexachlorobenzene
Hexachlorocyclopentadiene
Oxamyl (Vydate)
Picloram
Simazine

JML



Organic Chemicals Certified Laboratory Report Form
WQCD - Drinking Water CAS
 Submit Online at <http://www.wqcd.compliance.com/login>

Revised 4/13/2015
VOC/SOC

Section I (Supplied or Completed by Public Water System)		Section II (Supplied or Completed by Certified Laboratory)	
Public Water System Information		Certified Laboratory Information	
PWSID#: CO0121455		Laboratory ID: CO 00063	
System Name: Meridian Service Metro District		Laboratory Name: Colorado Analytical Laboratory	
Contact Person: Mark Volle	Phone #: 719-227-0072	Contact Person: Customer Service	Phone: 303-659-2313
Comments:	Do Samples Need to be Composited BY THE LAB? <input type="checkbox"/>	Comments:	

PWSID#: CO0121455		Section III (Supplied or Completed by Public Water System)		Section IV Volatile Organic Chemicals (Supplied or Completed by Certified Laboratory)				
Sample Date:	12/16/19	Collector:	Stephanie Schwenk	Facility ID (On Schedule):	LFH6	Sample Pt ID (On Schedule):	LFH6	
Lab Receipt Date	Lab Analysis Date	Lab Sample ID	Analyte Name	CAS No.	Analytical Method	MCL (ug/L)	Lab MRL (ug/L)	Result (ug/L)
12/18/19	12/19/19	191218004-01G	1,1,1-Trichloroethane	71-55-6	EPA-524.2	200	0.5	BDL
12/18/19	12/19/19	191218004-01G	1,1,2-Trichloroethane	79-00-5	EPA-524.2	5	0.5	BDL
12/18/19	12/19/19	191218004-01G	1,1-Dichloroethylene	75-35-4	EPA-524.2	7	0.5	BDL
12/18/19	12/19/19	191218004-01G	1,2,4-Trichlorobenzene	120-82-1	EPA-524.2	70	0.5	BDL
12/18/19	12/19/19	191218004-01G	1,2-Dichloroethane	107-06-2	EPA-524.2	5	0.5	BDL
12/18/19	12/19/19	191218004-01G	1,2-Dichloropropane	78-87-5	EPA-524.2	5	0.5	BDL
12/18/19	12/19/19	191218004-01G	Benzene	71-43-2	EPA-524.2	5	0.5	BDL
12/18/19	12/19/19	191218004-01G	Carbon Tetrachloride	56-23-5	EPA-524.2	5	0.5	BDL
12/18/19	12/19/19	191218004-01G	Monochlorobenzene	108-90-7	EPA-524.2	100	0.5	BDL
12/18/19	12/19/19	191218004-01G	cis-1,2-Dichloroethylene	156-59-2	EPA-524.2	70	0.5	BDL
12/18/19	12/19/19	191218004-01G	Dichloromethane	75-09-2	EPA-524.2	5	0.5	BDL
12/18/19	12/19/19	191218004-01G	Ethylbenzene	100-41-4	EPA-524.2	700	0.5	BDL
12/18/19	12/19/19	191218004-01G	o-Dichlorobenzene	95-50-1	EPA-524.2	600	0.5	BDL
12/18/19	12/19/19	191218004-01G	Para-Dichlorobenzene	106-46-7	EPA-524.2	75	0.5	BDL
12/18/19	12/19/19	191218004-01G	Styrene	100-42-5	EPA-524.2	100	0.5	BDL
12/18/19	12/19/19	191218004-01G	Tetrachloroethylene	127-18-4	EPA-524.2	5	0.5	BDL
12/18/19	12/19/19	191218004-01G	Toluene	108-88-3	EPA-524.2	1000	0.5	BDL
12/18/19	12/19/19	191218004-01G	trans-1,2-Dichloroethylene	156-60-5	EPA-524.2	100	0.5	BDL
12/18/19	12/19/19	191218004-01G	Trichloroethylene	79-01-6	EPA-524.2	5	0.5	BDL
12/18/19	12/19/19	191218004-01G	Vinyl chloride	75-01-4	EPA-524.2	2	0.5	BDL
12/18/19	12/19/19	191218004-01G	Xylenes (total)	1330-20-7	EPA-524.2	10000	0.5	BDL

NT: Not Tested ug/L. Micrograms per Liter MCL: Maximum Contaminant Level BDL Below Laboratory MRL A less than sign (<) may also be used.

PWSID#: CO0121455		Section V (Supplied or Completed by Public Water System)						
Sample Date:	12/16/19	Collector:	Stephanie Schwenk	Facility ID (On Schedule):	LFH6	Sample Pt ID (On Schedule):	LFH6	
Section VI Synthetic Organic Chemicals (Supplied or Completed by Certified Laboratory)								
Lab Receipt Date	Lab Analysis Date	Lab Sample ID	Analyte Name	CAS No.	Analytical Method	MCL (ug/L)	Lab MRL (ug/L)	Result (ug/L)
12/18/19	12/26/19	191218004-01D	Dibromochloropropane	96-12-8	EPA 504.1	0.2	0.02	BDL
12/18/19	12/19/19	191218004-01F	2,4-D	94-75-7	EPA 515.4	70	0.1	BDL
12/18/19	12/19/19	191218004-01F	2,4,5-TP	93-72-1	EPA 515.4	50	0.2	BDL
12/18/19	12/24/19	191218004-01H	Atrachlor	15972-60-8	EPA 525.2	2	0.2	BDL
12/18/19	1/7/20	191218004-01I	Aldicarb	116-06-3	EPA 531.1	N/A	0.6	BDL
12/18/19	1/7/20	191218004-01I	Aldicarb sulfone	1646-88-4	EPA 531.1	N/A	1	BDL
12/18/19	1/7/20	191218004-01I	Aldicarb sulfoxide	1646-87-3	EPA 531.1	N/A	0.7	BDL
12/18/19	12/24/19	191218004-01H	Atrazine	1912-24-9	EPA 525.2	3	0.1	BDL
12/18/19	12/24/19	191218004-01H	Benzo(a)pyrene	50-32-8	EPA 525.2	0.2	0.02	BDL
12/18/19	1/7/20	191218004-01I	Carbofuran	1563-66-2	EPA 531.1	40	0.9	BDL
12/18/19	12/26/19	191218004-01E	Chlordane	57-74-9	EPA 505	2	0.2	BDL
12/18/19	12/19/19	191218004-01F	Dalapon	75-99-0	EPA 515.4	200	1	BDL
12/18/19	12/24/19	191218004-01H	Di(2-ethylhexyl)indiparic	103-23-1	EPA 525.2	400	0.6	BDL
12/18/19	12/24/19	191218004-01H	Di(2-ethylhexyl)phthalate	117-81-7	EPA 525.2	6	0.6	BDL
12/18/19	12/19/19	191218004-01F	Dinoseb	85-85-7	EPA 515.4	7	0.2	BDL
12/18/19	12/23/19	191218004-01K	Diquat	85-00-7	EPA 549.2	20	0.4	BDL
12/18/19	12/28/19	191218004-01J	Endosulf	145-73-3	EPA 548.1	100	9	BDL
12/18/19	12/26/19	191218004-01E	Endrin	72-20-8	EPA 505	2	0.01	BDL
12/18/19	12/26/19	191218004-01D	Ethylene dibromide	106-93-4	EPA 504.1	0.05	0.01	BDL
12/18/19	12/27/19	191218004-01N	Glyphosate	1071-83-6	EPA 547	700	6	BDL
12/18/19	12/24/19	191218004-01H	Heptachlor	76-44-8	EPA 525.2	0.4	0.04	BDL
12/18/19	12/26/19	191218004-01E	Heptachlor epoxide	1024-57-3	EPA 505	0.2	0.02	BDL
12/18/19	12/26/19	191218004-01E	Hexachlorobenzene	118-74-1	EPA 505	1	0.1	BDL
12/18/19	12/26/19	191218004-01E	Hexachlorocyclopentadiene	77-47-4	EPA 505	50	0.1	BDL
12/18/19	12/26/19	191218004-01E	Lindane	58-89-9	EPA 505	0.2	0.02	BDL
12/18/19	12/26/19	191218004-01E	Methoxychlor	72-43-5	EPA 505	40	0.1	BDL
12/18/19	1/7/20	191218004-01I	Oxamyl	23135-22-0	EPA 531.1	200	1	BDL
12/18/19	12/19/19	191218004-01F	Pentachlorophenol	87-86-5	EPA 515.4	1	0.04	BDL
12/18/19	12/19/19	191218004-01F	Picloram	1918-02-1	EPA 515.4	500	0.1	BDL
12/18/19	12/26/19	191218004-01E	Polychlorinated biphenyl's	1336-36-3	EPA 505	0.5	0.1	BDL
12/18/19	12/24/19	191218004-01H	Simazine	122-34-9	EPA 525.2	4	0.07	BDL
12/18/19	12/26/19	191218004-01E	Toxaphene	8001-35-2	EPA 505	3	1	BDL

NT: Not Tested ug/L. Micrograms per Liter MCL: Maximum Contaminant Level BDL Below Laboratory MRL A less than sign (<) may also be used.

Drinking Water Chain of Custody

1/2



LABORATORIES, INC.

Commerce City Lab
10411 Heinz Way
Commerce City CO 80640

Lakewood Service Center
12860 W. Cedar Dr, Suite 100A
Lakewood CO 80228

Phone: 303-659-2313

www.coloradolab.com

Report To Information

Company Name: IDS-Hydro

Contact Name: Mark Volle

Address: 5540 TechCenter Dr

City: CS State: CO zip: 80119

Phone: 719-327-0072

Email: mvolle@idshydro.com

Sample Collector: Stephanie Schwertke

Sample Collector Phone: 719-321-5341

Bill To Information (If different from report to)

Company Name: _____

Contact Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____

Email: _____

PO Number: _____

Project Information

PWSID: CO-0121455

System Name: Meridian Service Metro District

Compliance Samples: Yes No

Send Results to CDPHE: Yes No

Task Number (Lab Use Only) CAL Task No. 191218004

JML

PHASE I, II, V Drinking Water Analyses (check requested analysis)

Subcontract Analyses

Date	Time	Client Sample ID / Sample Pt ID	No. of Containers	Residual Chlorine (mg/L) P/A Samples Only	Total Coliform P/A	504.1 EDB/DBCP	505 Pests/PCBs	515.4 Herbicides	524.2 VOCs	525.2 SOCs-Pest	531.1 Carbamates	547 Glyphosate	548.1 Endothall	549.2 Diquat	524.2 TTHMs	552.2 HAA5s	Lead/Copper	Nitrate	Nitrite	Fluoride	Inorganics	Alk./Lang. Index (Circle)	TOC, DOC (Circle)	SUVA, UV 254 (Circle)	Gross Alpha/Beta	Radium 226/228	Radon	Uranium
12/16	9:19	#11	2							X																		
	9:22	#12	2			X																						
	9:21	#13	3								X																	
	9:23	#14	3						X																			
	9:12	#15	1																									
	9:28	#16	1		X																							

LEHLO

29 + 2 blanks

Instructions:

C/S Info:

Scales Present Yes No Headspace Yes No

Relinquished By: [Signature] Date/Time: 12/16 12:20pm Received By: [Signature] Date/Time: 12/18/19 Delivered Via: FedEx C/S Charge Temp. 2 Rec./Ice Y Sample Pres. Yes No Date/Time: _____

850

New Groundwater Source Sampling Request

JML

Field Measurements

pH
Turbidity
Conductivity

General Parameters

Total Organic Carbon
Sodium
Calcium
Magnesium
Potassium
Total Hardness – CaCO₃
Total Alkalinity
Bicarbonate Alkalinity
Strontium
Total Dissolved Solids (TDS)

Microbiological

Total Coliform
E.Coli

Radionuclides

Radium 226 and Radium 228
Gross alpha particle activity -
 Including Radium 226 but not radon &
 uranium
Beta particle and photon radioactivity

VOCs

Vinyl chloride
Benzene
Carbon tetrachloride
1,2-Dichloroethane
Trichloroethylene
1,1,1 Trichloroethane
1,1-Dichloroethylene
Cis-1,2 Dichloroethylene
1,2-Dichloropropane
Ethylbenzene
Monochlorobenzene
o-Dichlorobenzene
p-Dichlorobenzene
Styrene
Tetrachloroethylene
Toluene
Trans-1,2 Dichloroethylene
Xylenes (total)
Dichloromethane (methylene chloride)
1,2,4-Trichlorobenzene
1,1,2-Trichloroethane

Inorganics

Antimony
Arsenic
Barium
Beryllium
Cadmium
Chromium
Copper
Cyanide (as free Cyanide)
Fluoride
Iron
Lead
Manganese
Mercury
Nickel
Nitrate
Nitrite
Selenium
Thallium
Uranium

Secondary MCLs

Aluminum
Chloride
Silver
Sulfate
Zinc

Synthetic Organic Chemicals (SOC)

Alachlor
Aldibarb1
Aldicarb sulfoxide
Aldicarb sulfone
Altrazine
Carbofuran
Chlordane
Dibromochloropropane
2,4 D
Ethylene dibromide
Heptachlor
Heptachlor epoxide
Lindane
Methoxychlor
Polychlorinated biphenyls
Pentachlorophenol
Toxaphene
2,4,5-TP(Silvex)
Benzopyrene
Dalapon
Di(2-ethylhexyl) adipate
Di(2-ethylhexyl)phthalate
Dinoseb
Dioxin
Diquat
Endothall
Endrin
Glyphosate
Hexachlorobenzene
Hexachlorocyclopentadiene
Oxamyl (Vydate)
Picloram
Simazine

JML



Inorganic Chemicals Certified Laboratory Report Form
WQCD - Drinking Water CAS
Submit Online at <http://www.wqcdcompliance.com/login>

Revised 4/13/2015

IOC

Section I (Supplied or Completed by Public Water System)		Section II (Supplied or Completed by Certified Laboratory)	
Public Water System Information		Certified Laboratory Information	
PWSID#: CO0121455		Laboratory ID: CO 0015	
System Name: Meridian Service Metro District		Laboratory Name: Colorado Analytical Laboratory	
Contact Person: Mark Volle	Phone #:	Contact Person: Customer Service	Phone: 303-659-2313
Comments:	Do Samples Need to be Composited BY THE LAB? <input type="checkbox"/>	Comments:	

Section III (Supplied or Completed by Public Water System)		Section IV Inorganic Chemicals (Completed by Certified Laboratory)	
Sample Date: 12/16/19	Collector: Stephanie Schwe	Facility ID (On Schedule): LFH6	Sample Pt ID (On Schedule): LFH6
Lab Receipt Date: 12/18/19	Lab Analysis Date: 12/20/19	Lab Sample ID: 191218005-01B	Analyte Name: Uranium
		CAS No.:	7440-61-1
		Analytical Method:	EPA 200.8
		MCL (mg/L):	0.03
		Lab MRL (mg/L):	0.001
		Result (mg/L):	BDL

NT: Not Tested
 Lab MRL: Laboratory Minimum Reporting Level
 BDL: Below Laboratory MRL. A less than (<) may also used.

mg/L: Milligrams per Liter
 MCL: Maximum Contaminant Level

Drinking Water Chain of Custody

1/2



LABORATORIES, INC.

Commerce City Lab
10411 Heinz Way
Commerce City CO 80640

Lakewood Service Center
12860 W. Cedar Dr, Suite 100A
Lakewood CO 80228

Phone: 303-659-2313

www.coloradolab.com

Report To Information	Bill To Information (If different from report to)	Project Information
Company Name: <u>JDS-Hydro</u>	Company Name: _____	PWSID: <u>CO-0121455</u>
Contact Name: <u>Mark Volle</u>	Contact Name: _____	System Name: <u>Meridian Service Metro District</u>
Address: <u>5540 TechCenter Dr</u>	Address: _____	Compliance Samples: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
City: <u>CO</u> State: <u>CO</u> Zip: <u>80119</u>	City: _____ State: _____ Zip: _____	Send Results to CDPHE: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Phone: <u>719-227-0072</u>	Phone: _____	Task Number (Lab Use Only)
Email: <u>mvolle@jds-hydro.com</u>	Email: _____	<u>CAL Task No. 191218005</u>
Sample Collector: <u>Stephane Schwertke</u>	PO Number: _____	<u>JML</u>
Sample Collector Phone: <u>719-321-5311</u>		

Date	Time	Client Sample ID / Sample Pt ID	No. of Containers	Residual Chlorine (mg/L) P/A Samples Only	Total Coliform P/A	504.1 EDB/DBCP	505 Pests/PCBs	515.4 Herbicides	524.2 VOCs	525.2 SOCs-Pest	531.1 Carbamates	547 Glyphosate	548.1 Endothall	549.2 Diquat	524.2 TTHMs	552.2 HAA5s	Lead/Copper	Nitrate	Nitrite	Fluoride	Inorganics	Alk./Lang. Index (Circle)	TOC, DOC (Circle)	SUVA, UV 254 (Circle)	Gross Alpha/Beta	Radium 226/228	Radon	Uranium	Chlorite
2/16	9:19	#11	2		X					X																			
	9:22	#12	2								X																		
	9:27	#13	2									X																	
	9:23	#14	1																										
	9:12	#15	1		X																								
	9:28	#16	1		X																								

29 + 2 blanks

C/S Info:

Delivered Via: FedEx C/S Charge

Seals Present Yes No Headspace Yes No

Seal/Quished By: <u>[Signature]</u>	Date/Time: <u>12/16/12</u>	Received By: <u>[Signature]</u>	Date/Time: <u>12/18/19</u>	Relinquished By: _____	Date/Time: _____	Temp. °C/liters: <u>2</u>	Received By: <u>[Signature]</u>	Sample Pres. Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date/Time: _____
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New Groundwater Source Sampling Request

JML

Field Measurements

pH
Turbidity
Conductivity

General Parameters

Total Organic Carbon
Sodium
Calcium
Magnesium
Potassium
Total Hardness – CaCO₃
Total Alkalinity
Bicarbonate Alkalinity
Strontium
Total Dissolved Solids (TDS)

Microbiological

Total Coliform
E.Coli

Radionuclides

Radium 226 and Radium 228
Gross alpha particle activity -
 Including Radium 226 but not radon &
 uranium
Beta particle and photon radioactivity

VOCs

Vinyl chloride
Benzene
Carbon tetrachloride
1,2-Dichloroethane
Trichloroethylene
1,1,1 Trichloroethane
1,1-Dichloroethylene
Cis-1,2 Dichloroethylene
1,2-Dichloropropane
Ethylbenzene
Monochlorobenzene
o-Dichlorobenzene
p-Dichlorobenzene
Styrene
Tetrachloroethylene
Toluene
Trans-1,2 Dichloroethylene
Xylenes (total)
Dichloromethane (methylene chloride)
1,2,4-Trichlorobenzene
1,1,2-Trichloroethane

Inorganics

Antimony
Arsenic
Barium
Beryllium
Cadmium
Chromium
Copper
Cyanide (as free Cyanide)
Fluoride
Iron
Lead
Manganese
Mercury
Nickel
Nitrate
Nitrite
Selenium
Thallium
Uranium

Secondary MCLs

Aluminum
Chloride
Silver
Sulfate
Zinc

Synthetic Organic Chemicals (SOC)

Alachlor
Aldibarb1
Aldicarb sulfoxide
Aldicarb sulfone
Altrazine
Carbofuran
Chlordane
Dibromochloropropane
2,4 D
Ethylene dibromide
Heptachlor
Heptachlor epoxide
Lindane
Methoxychlor
Polychlorinated biphenyls
Pentachlorophenol
Toxaphene
2,4,5-TP(Silvex)
Benzopyrene
Dalapon
Di(2-ethylhexyl) adipate
Di(2-ethylhexyl)phthalate
Dinoseb
Dioxin
Diquat
Endothall
Endrin
Glyphosate
Hexachlorobenzene
Hexachlorocyclopentadiene
Oxamyl (Vydate)
Picloram
Simazine

JML



Hazen Research, Inc.
4601 Indiana Street
Golden, CO 80403 USA
Tel: (303) 279-4501
Fax: (303) 278-1528

Lab Control ID: 19M03605
Received: Dec 18, 2019
Reported: Mar 05, 2020
Purchase Order No.
None Received

Customer ID: 20040H
Account ID: Z01034

Stuart Nielson
Colorado Analytical Laboratories, Inc.
10411 Heinz Way
Commerce City, CO 80640

ANALYTICAL REPORT

*Report may only be copied in its entirety.
Results reported herein relate only to discrete samples
submitted by the client. Hazen Research, Inc. does not warrant
that the results are representative of anything other than the
samples that were received in the laboratory*

By: 
Jessica Axen
Analytical Laboratories Director

Customer ID: 20040H
 Account ID: Z01034

ANALYTICAL REPORT

Stuart Nielson
 Colorado Analytical Laboratories, Inc.

Lab Sample ID			19M03605-001					
Customer Sample ID			191218005-01 - Meridian Service Metro District - PWSID: CO0121455 - LFH6 sampled on 12/16/19 @ 0912 by Stephanie Schwenke					
Parameter	Units	Code	Result	Precision* +/-	Detection Limit	Method	Analysis Date / Time	Analyst
Gross Alpha	pCi/L	T	2.2	2.8	0.1	SM 7110 B	12/30/19 @ 0816	SS
Radium-226	pCi/L	T	0.3	0.3	0.2	SM 7500-Ra B	2/11/20 @ 0736	SA
Radium-228	pCi/L	T	0.6	0.8	0.3	EPA Ra-05	2/28/20 @ 0725	JR/AN

Certification ID's: CO/EPA CO00008; CT PH-0152; KS E-10265; NJ CO008; NYSELAP (NELAC Certified) 11417;
 RI LAO00284; WI 998376610, TX T104704256-15-6

*Variability of the radioactive decay process (counting error) at the 95% confidence level, 1.96 sigma.

Codes: (T) = Total (D) = Dissolved (S) = Suspended (R) = Total Residual (AR) = As Received < = Less Than

Batch QC Summary Form

Analyte: Gross Alpha

Control Standard/LFB: ID: C-11 pCi/mL: 57.4 (use 1 diluted)

Spike Solution: ID: C-11 pCi/mL: 57.4 (use 1 mL)

Spike Recovery Calculation: Sample: Tap*

Calculation:
$$\frac{(47.7) (1.000) - (0.0) (0.200)}{57.4} \times 100 = 83\%$$

Batch QC Evaluation:

Parameter	Criteria	Pass	Fail	N/A
Control Std./LFB	+/- 30 %	x		
Spike Recovery	70 - 130 %	x		
Blank	< or = 3 x Uncertainty	x		
Duplicate 1	95% confidence interval overlap	x		
Duplicate 2 *	95% confidence interval overlap			x

* Required for batch size greater than 10 samples.

Conclusions:

 x Batch QC Passes**
 Batch QC Fails
 Batch QC Passes, with exceptions**:

Reruns Required: _____

Narrative:

**All QC data provided in this section of the report met the acceptance criteria specified in the analytical methods and procedures. State Maximum Contamination Levels (MCLs) are not evaluated in this report.

Batch Listing by Lab Control Number:

19M03570 _____
 19M03597 _____
 19M03598 _____
 19M03599 _____
 19M03605 _____
 19M03602 _____
 19M03603 _____
 19M03604 _____

Evaluator:
 _____

Date 01/02/2020

Batch QC Summary Form

Analyte: Radium-226

Control Standard/LFB: ID: NBL-6A pCi/mL: 23 (use 2 diluted)

Spike Solution: ID: NBL-6A pCi/mL: 23 (use 2 mL)

Spike Recovery Calculation: Sample: 19M03585-001a

$$\text{Calculation: } \frac{(46.5) (1.000) - (0.3) (1.000)}{46} \times 100 = 100\%$$

Batch QC Evaluation:

Parameter	Criteria	Pass	Fail	N/A
Control Std./LFB	+/- 20 %	x		
Spike Recovery	80 - 120 %	x		
Blank	< or = 3 x Uncertainty	x		
Duplicate 1	95% confidence interval overlap	x		
Duplicate 2 *	95% confidence interval overlap	x		

* Required for batch size greater than 10 samples.

Conclusions:

 x Batch QC Passes**
 Batch QC Fails
 Batch QC Passes, with exceptions**:

Reruns Required: _____

Narrative:

**All QC data provided in this section of the report met the acceptance criteria specified in the analytical methods and procedures. State Maximum Contamination Levels (MCLs) are not evaluated in this report.

Batch Listing by Lab Control Number:

<u>19M03585</u>	<u>19M03602</u>
<u>19M03586</u>	<u>19M03603</u>
<u>19M03587</u>	<u>19M03611</u>
<u>19M03588</u>	<u>19M03613</u>
<u>19M03589</u>	<u>20M01046</u>
<u>19M03590</u>	<u>19M03604</u>
<u>19M03596</u>	<u>19M03605</u>
<u>19M03597</u>	<u>19M03609</u>
<u>19M03598</u>	<u>19M03612</u>
<u>19M03599</u>	_____

Evaluator:

Gynnea Redwell _____

02/14/2020

Date

Batch QC Summary Form

Analyte: Radium-228

Control Standard/LFB: ID: NBL-7A pCi/mL: 13.2 (use 10 diluted)

Spike Solution: ID: NBL-7A pCi/mL: 13.2 (use 10 mL)

Spike Recovery Calculation: Sample: 19M03613-001b,d

Calculation:
$$\frac{(134.3) (1.000) - (2.9) (1.000)}{132} \times 100 = 100\%$$

Batch QC Evaluation:

Parameter	Criteria	Pass	Fail	N/A
Control Std./LFB	+/- 20 %	x		
Spike Recovery	80 - 120 %	x		
Blank	< or = 3 x Uncertainty	x		
Duplicate 1	95% confidence interval overlap	x		
Duplicate 2 *	95% confidence interval overlap			x

* Required for batch size greater than 10 samples.

Conclusions:

 x Batch QC Passes**
 Batch QC Fails
 Batch QC Passes, with exceptions**:

Reruns Required: _____

Narrative:

**All QC data provided in this section of the report met the acceptance criteria specified in the analytical methods and procedures. State Maximum Contamination Levels (MCLs) are not evaluated in this report.

Batch Listing by Lab Control Number:

20M01370 _____
 19M03604 _____
 19M03605 _____
 19M03609 _____
 19M03611 _____
 19M03612 _____
 19M03613 _____
 19M03614 _____

Evaluator:
 _____

Date 03/04/2020



Inorganic Chemicals Certified Laboratory Report Form
WQCD - Drinking Water CAS
4300 Cherry Creek Drive South, Denver, CO 80246-1530
Fax: (303) 758-1398; cdphe.drinkingwater@state.co.us

Revised 6/13/2014

IOC

Section I (Supplied or Completed by Public Water System)
Public Water System Information

PWSID#: CO0121455

System Name: Meridian Service Metro District

Contact Person: Mark Volle

Comments:

Section II (Supplied or Completed by Certified Laboratory)
Certified Laboratory Information

Laboratory ID: CO 0015

Laboratory Name: Colorado Analytical Laboratory

Contact Person: Customer Service

Comments:

Phone #: 719-227-0072	Phone #: 303-659-2313
Do Samples Need to be Composited BY THE LAB? <input type="checkbox"/>	

Section III (Supplied or Completed by Public Water System)

Sample Date: 12/16/19 Collector: Stephanie Schwe Facility ID (On Schedule): LFH6

Sample Pt ID (On Schedule): LFH6

Section IV Inorganic Chemicals (Completed by Certified Laboratory)

Lab Receipt Date	Lab Analysis Date	Lab Sample ID	Analyte Name	CAS No.	Analytical Method	MCL (mg/L)	Lab MRL (mg/L)	Result (mg/L)
12/18/19	12/18/19	191218004-01	Fluoride	7681-49-4	EPA 300.0	4	0.09	0.76

NT: Not Tested

Lab MRL: Laboratory Minimum Reporting Level

BDL: Below Laboratory MRL. A less than (<) may also used.

mg/L: Milligrams per Liter

MCL: Maximum Contaminant Level

1/8/20

191218004-01

1/1

N

Drinking Water Chain of Custody

1/2



LABORATORIES, INC.

Commerce City Lab
10411 Heinz Way
Commerce City CO 80640

Lakewood Service Center
12860 W. Cedar Dr, Suite 100A
Lakewood CO 80228

Phone: 303-659-2313

www.coloradolab.com

Report To Information

Company Name: JDS-Hydro

Contact Name: Mark Volle

Address: 5540 TechCenter Dr

City: CS State: CO Zip: 80119

Phone: 719-227-0072

Email: MVolle@jds-hydro.com

Sample Collector: Stephanie Schwente

Sample Collector Phone: 719-321-5341

Bill To Information (If different from report to)

Company Name: _____

Contact Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____

Email: _____

PO Number: _____

Project Information

PWSID: CO-0121455

System Name: Meridian Service Metro District

Compliance Samples: Yes No

Send Results to CDPHE: Yes No

Task Number (Lab Use Only) CAL Task No. 191218004

JML

PHASE I, II, V, Drinking Water Analyses (check requested analysis)

Date	Time	Client Sample ID / Sample Pt. ID	No. of Containers	Residual Chlorine (mg/L) P/A Samples Only	Total Coliform P/A	504.1 EDB/DBCP	505 Pests/PCBs	515.4 Herbicides	524.2 VOCs	525.2 SOCs-Pest	531.1 Carbamates	547 Glyphosate	548.1 Endothall	549.2 Diquat	524.2 TTHMs	552.2 HAA5s	Lead/Copper	Nitrate	Nitrite	Fluoride	Inorganics	Alk./Lang. Index (Circle)	TOC, DOC (Circle)	SUVA, UV 254 (Circle)	Gross Alpha/Beta	Radium 226/228	Radon	Uranium
12/10	9:19	#11	2							X																		
	9:22	#12	2		X						X																	
	9:21	#13	2																									
	9:23	#14	3						X																			
	9:12	#15	1																									
	9:28	#16	1		X																							

Subcontract Analyses

Instructions:

29 + 2 blanks

Seals Present Yes No Headspace Yes No

Relinquished By: [Signature] Date/Time: 12/10 12:00pm Received By: [Signature] Date/Time: 12/18/19 Delivered Via: FedEx C/S Change Relinquished By: [Signature] Date/Time: [Blank] Temp. 2 C/Foc Y Sample Pres. Yes No Date/Time: [Blank]

808

New Groundwater Source Sampling Request

JML

Field Measurements

pH
Turbidity
Conductivity

General Parameters

Total Organic Carbon
Sodium
Calcium
Magnesium
Potassium
Total Hardness – CaCO₃
Total Alkalinity
Bicarbonate Alkalinity
Strontium
Total Dissolved Solids (TDS)

Microbiological

Total Coliform
E.Coli

Radionuclides

Radium 226 and Radium 228
Gross alpha particle activity -
 Including Radium 226 but not radon &
 uranium
Beta particle and photon radioactivity

VOCs

Vinyl chloride
Benzene
Carbon tetrachloride
1,2-Dichloroethane
Trichloroethylene
1,1,1 Trichloroethane
1,1-Dichloroethylene
Cis-1,2 Dichloroethylene
1,2-Dichloropropane
Ethylbenzene
Monochlorobenzene
o-Dichlorobenzene
p-Dichlorobenzene
Styrene
Tetrachloroethylene
Toluene
Trans-1,2 Dichloroethylene
Xylenes (total)
Dichloromethane (methylene chloride)
1,2,4-Trichlorobenzene
1,1,2-Trichloroethane

Inorganics

Antimony
Arsenic
Barium
Beryllium
Cadmium
Chromium
Copper
Cyanide (as free Cyanide)
Fluoride
Iron
Lead
Manganese
Mercury
Nickel
Nitrate
Nitrite
Selenium
Thallium
Uranium

Secondary MCLs

Aluminum
Chloride
Silver
Sulfate
Zinc

Synthetic Organic Chemicals (SOC)

Alachlor
Aldibarb1
Aldicarb sulfoxide
Aldicarb sulfone
Altrazine
Carbofuran
Chlordane
Dibromochloropropane
2,4 D
Ethylene dibromide
Heptachlor
Heptachlor epoxide
Lindane
Methoxychlor
Polychlorinated biphenyls
Pentachlorophenol
Toxaphene
2,4,5-TP(Silvex)
Benzopyrene
Dalapon
Di(2-ethylhexyl) adipate
Di(2-ethylhexyl)phthalate
Dinoseb
Dioxin
Diquat
Endothall
Endrin
Glyphosate
Hexachlorobenzene
Hexachlorocyclopentadiene
Oxamyl (Vydate)
Picloram
Simazine

JML

Analytical Results

TASK NO: 191218004

Report To: Mark Volle

Company: JDS Hydro Consultants
5540 Tech Center Dr.
Suite 100
Colorado Springs CO 80919

Bill To: Mark Volle

Company: JDS Hydro Consultants
5540 Tech Center Dr.
Suite 100
Colorado Springs CO 80919

Task No.: 191218004
Client PO:
Client Project: Meridian Service Metro District
CO0121455

Date Received: 12/18/19
Date Reported: 1/8/20
Matrix: Water - Drinking

Lab Number	Customer Sample ID	Sample Date/Time	Test	Result	Method	Date Analyzed
191218004-01L	LFH6	12/16/19 9:28 AM	Total Coliform	Positive	SM 9223	12/19/19
			E-Coli	Absent	SM 9223	12/19/19

Abbreviations/ References:

Absent = Coliform Not Detected
Present = Coliform Detected - Chlorination Recommended
Date Analyzed = Date Test Completed
SM = "Standard Methods for the Examination of Water and Wastewater"; APHA; 19th Edition; 1995



DATA APPROVED FOR RELEASE BY

Drinking Water Chain of Custody

1/2



LABORATORIES, INC.

Commerce City Lab
10411 Heinz Way
Commerce City CO 80640

Lakewood Service Center
12860 W. Cedar Dr, Suite 100A
Lakewood CO 80228

Phone: 303-659-2313

www.coloradolab.com

Report To Information

Company Name: IDS-Hydro

Contact Name: Mark Volle

Address: 5540 TechCenter Dr

City: CS State: CO Zip: 80119

Phone: 719-227-0072

Email: mvolle@idshydro.com

Sample Collector: Stephanie Schwente

Sample Collector Phone: 719-321-5311

Bill To Information (If different from report to)

Company Name:

Contact Name:

Address:

City: State: Zip:

Phone:

Email:

PO Number:

Project Information

PWSID: CO-0121455

System Name: Meridian Service Metro District

Compliance Samples: Yes No

Send Results to CDPHE: Yes No

Task Number (Lab Use Only) CAL Task No. 191218004

JML

PHASE I TLV Drinking Water Analyses (check requested analysis)

Date	Time	Client Sample ID / Sample Pt. ID	No. of Containers	Residual Chlorine (mg/L) P/A Samples Only	Total Coliform P/A	504.1 EDB/DBCP	505 Pests/PCBs	515.4 Herbicides	524.2 VOCs	525.2 SOCs-Pest	531.1 Carbamates	547 Glyphosate	548.1 Endothall	549.2 Diquat	524.2 TTHMs	552.2 HAA5s	Lead/Copper	Nitrate	Nitrite	Fluoride	Inorganics	Alk./Lang. Index (Circle)	TOC, DOC (Circle)	SUVA, UV 254 (Circle)	Gross Alpha/Beta	Radium 226/228	Radon	Uranium
12/16	9:19	#11	23							X																		
	9:22	#12	23		X																							
	9:21	#13	23																									
	9:23	#14	1																									
	9:12	#15	1																									
	9:28	#16	1		X																							

LEHLO

29 + 2 blanks

Instructions:

C/S Info:

Seals Present Yes No Headspace Yes No

Relinquished By: *[Signature]* Date/Time: 12/16/19 12:00pm Received By: *[Signature]* Date/Time: 12/18/19 8:00 Delivered Via: Fedex C/S Change Relinquished By: *[Signature]* Date/Time: *[Blank]* Temp. Received By: *[Signature]* Sample Pres. Yes No Date/Time: *[Blank]*

Relinquished By: *[Signature]* Date/Time: 12/16/19 12:00pm Received By: *[Signature]* Date/Time: 12/18/19 8:00

New Groundwater Source Sampling Request

JML

Field Measurements

pH
Turbidity
Conductivity

General Parameters

Total Organic Carbon
Sodium
Calcium
Magnesium
Potassium
Total Hardness – CaCO₃
Total Alkalinity
Bicarbonate Alkalinity
Strontium
Total Dissolved Solids (TDS)

Microbiological

Total Coliform
E.Coli

Radionuclides

Radium 226 and Radium 228
Gross alpha particle activity -
 Including Radium 226 but not radon &
 uranium
Beta particle and photon radioactivity

VOCs

Vinyl chloride
Benzene
Carbon tetrachloride
1,2-Dichloroethane
Trichloroethylene
1,1,1 Trichloroethane
1,1-Dichloroethylene
Cis-1,2 Dichloroethylene
1,2-Dichloropropane
Ethylbenzene
Monochlorobenzene
o-Dichlorobenzene
p-Dichlorobenzene
Styrene
Tetrachloroethylene
Toluene
Trans-1,2 Dichloroethylene
Xylenes (total)
Dichloromethane (methylene chloride)
1,2,4-Trichlorobenzene
1,1,2-Trichloroethane

Inorganics

Antimony
Arsenic
Barium
Beryllium
Cadmium
Chromium
Copper
Cyanide (as free Cyanide)
Fluoride
Iron
Lead
Manganese
Mercury
Nickel
Nitrate
Nitrite
Selenium
Thallium
Uranium

Secondary MCLs

Aluminum
Chloride
Silver
Sulfate
Zinc

Synthetic Organic Chemicals (SOC)

Alachlor
Aldibarb1
Aldicarb sulfoxide
Aldicarb sulfone
Altrazine
Carbofuran
Chlordane
Dibromochloropropane
2,4 D
Ethylene dibromide
Heptachlor
Heptachlor epoxide
Lindane
Methoxychlor
Polychlorinated biphenyls
Pentachlorophenol
Toxaphene
2,4,5-TP(Silvex)
Benzopyrene
Dalapon
Di(2-ethylhexyl) adipate
Di(2-ethylhexyl)phthalate
Dinoseb
Dioxin
Diquat
Endothall
Endrin
Glyphosate
Hexachlorobenzene
Hexachlorocyclopentadiene
Oxamyl (Vydate)
Picloram
Simazine

JML



Exhibit 3

GRANDVIEW RESERVE FILING NO. 1

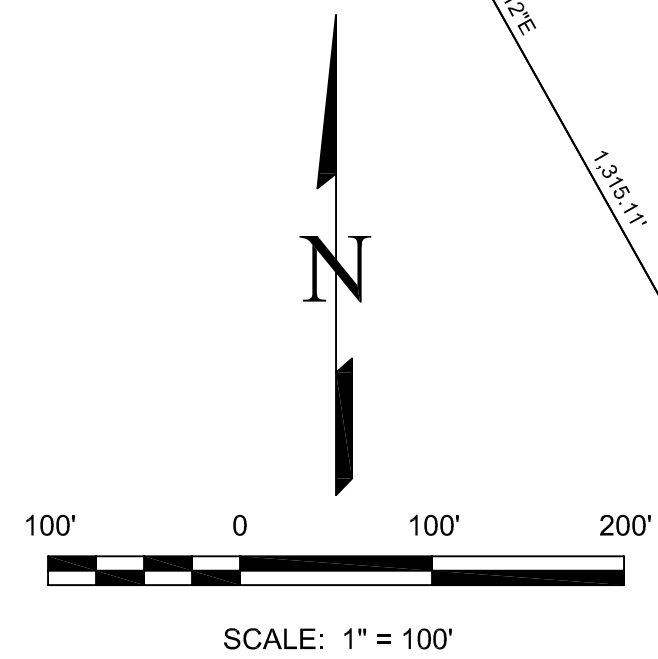
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

PS INC
T12SR64W
S20 S21
S29 S28
1996
PLS 30081

PS INC
T12SR64W
S21 S22
S28 S27
1996
PLS30081

POINT OF COMMENCING

BASIS OF BEARINGS
S89°47'04"E 5,285.07'



LEGEND:

- SET NO. 5 REBAR AND YELLOW PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196" AT GROUND LEVEL
- (R) RADIAL BEARING
- AREA IS NOT PART OF THIS SUBDIVISION PLAT
- - - ADJACENT PROPERTY BOUNDARY LINE
- - - PROPOSED EASEMENT PER THIS PLAT
- - - EXISTING EASEMENT
- BOUNDARY LINE
- () PROPERTY ADDRESS

POINT OF BEGINNING

N79°27'46"W 139.03'

288.62'

S89°58'12"W

21.11'

N41°02'38"E

42.37'

N44°41'01"W

679.35'

N89°47'08"W

25.00'

N00°12'52"E

1,019.14'

N89°47'08"W

119.95'

S00°12'52"W

S41°08'15"E

222.40'

S35°18'42"E

322.01'

S57°00'05"E

371.65'

S62°51'20"E

125.07'

S13°40'22"E

151.90'

S65°28'30"E

197.24'

S62°28'48"E

213.83'

S53°42'43"E

67.68'

N87°36'39"W

61.10'

N17°20'54"E

128.74'

N80°44'04"E

210.81'

N07°40'18"W

624.33'

N07°40'18"W

624.33'

R=1630.00 Δ=18°12'30"

L=518.00'

EASTONVILLE ROAD (60' PUBLIC R.O.W.)

KATE MEADOW LANE (50' PUBLIC R.O.W.)

FARM CREEK COURT (50' PUBLIC R.O.W.)

MILL YARD CIRCLE (50' PUBLIC R.O.W.)

KATE MEADOW LANE (50' PUBLIC R.O.W.)

MILL YARD CIRCLE (50' PUBLIC R.O.W.)

SEARCH CROSS COURT (50' PUBLIC R.O.W.)

BRIXHAM DRIVE (50' PUBLIC R.O.W.)

MILL YARD CIRCLE (50' PUBLIC R.O.W.)

KATE MEADOW LANE (50' PUBLIC R.O.W.)

MILL YARD CIRCLE (50' PUBLIC R.O.W.)

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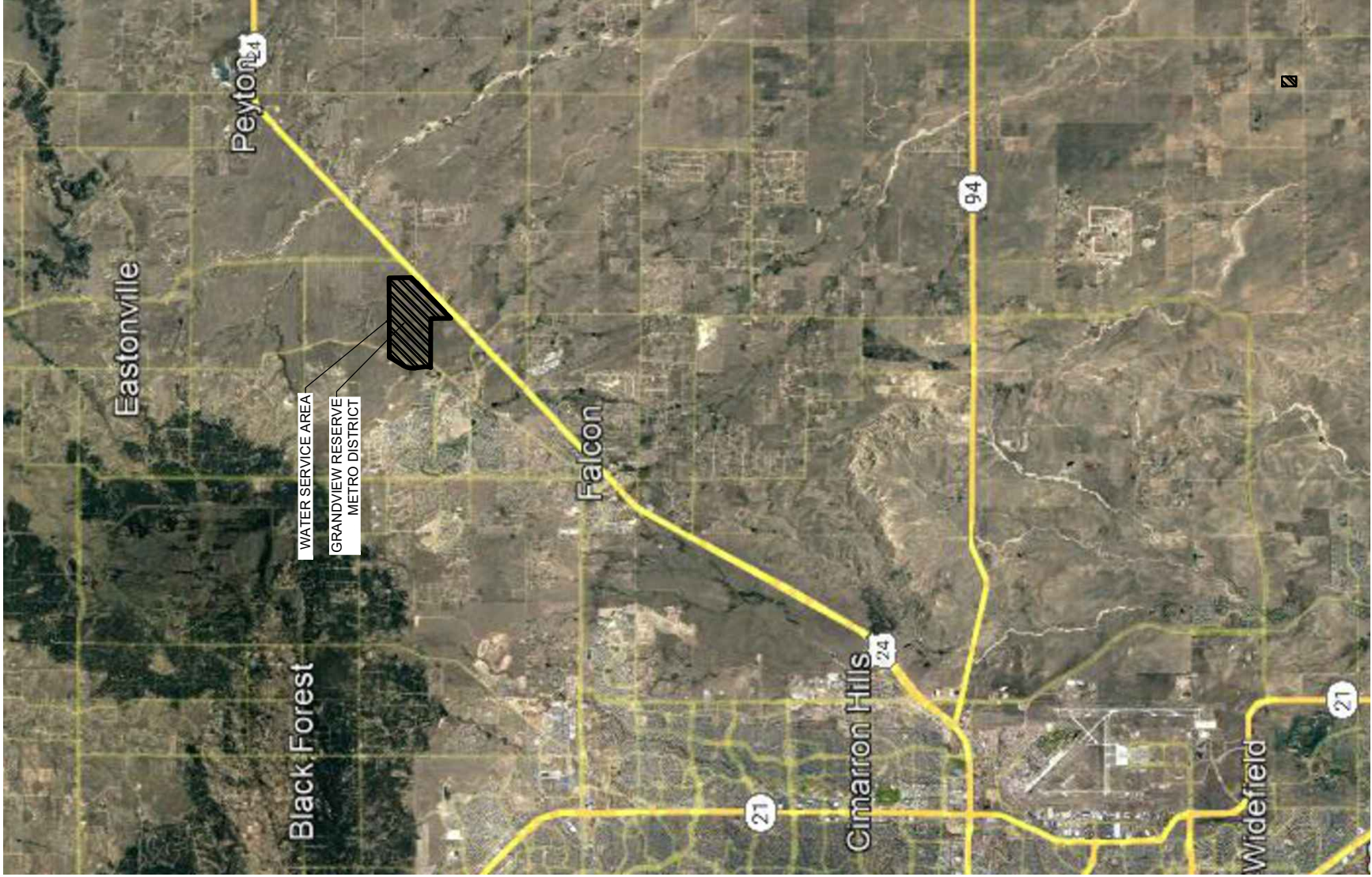
KATE MEADOW LANE (50' PUBLIC R.O.W.)

MILL YARD CIRCLE (50' PUBLIC R.O.W.)

KATE MEADOW



Exhibit 4



Job No.:	201662
Prepared By:	SJF
Date:	09/28/21

GRMD WATER SERVICE AREA

FIG.XX



Exhibit 5

WATER SUPPLY INFORMATION SUMMARY

Section 30-28-133(d), C.R.S. requires that the applicant submit to the County,
"Adequate evidence that a Water supply that is sufficient in terms of quantity, quality,
and dependability will be available to ensure an adequate supply of water"

1. NAME OF DEVELOPMENT AS PROPOSED <u>Grandview Reserve</u>	
2. LAND USE ACTION <u>Final Plat</u>	
3. NAME OF EXISTING PARCEL AS RECORDED <u>N/A</u>	
SUBDIVISION <u>See Above</u>	FILING <u>1</u> BLOCK <u>N/A</u> Lot <u>N/A</u>
4. TOTAL ACREAGE <u>37.6</u>	5. NUMBER OF LOTS PROPOSED <u>119</u> PLAT MAPS ENCLOSED <input checked="" type="checkbox"/> YES <u>See Submittal</u>
6. PARCEL HISTORY - Please attach copies of deeds, plats, or other evidence or documentation. (In submittal package)	
A. Was parcel recorded with county prior to June 1, 1972? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
B. Has the parcel ever been part of a division of land action since June 1, 1972? If yes, describe the previous action <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
7. LOCATION OF PARCEL - Include a map delineating the project area and tie to a section corner. (In submittal)	
_____ 1/4 OF _____ 1/4 SECTION <u>21.22.27.28</u> TOWNSHIP <u>12</u> RANGE <u>64</u> <input type="checkbox"/> N <input checked="" type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W	
PRINCIPAL MERIDIAN: <input checked="" type="checkbox"/> 6TH <input type="checkbox"/> N.M. <input type="checkbox"/> UTE <input type="checkbox"/> COSTILLA	
8. PLAT - Location of all wells on property must be plotted and permit numbers provided.	
Surveyors Plat <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	If not, scaled hand-drawn sketch <input type="checkbox"/> YES <input type="checkbox"/> NO <u>N/A</u>
9. ESTIMATED WATER REQUIREMENTS - Gallons per Day or Acre Foot per Year	
HOUSEHOLD USE # * <u>119</u> of units <u>37,499</u> GPD <u>42.01</u> AF	10. WATER SUPPLY SOURCE
COMMERCIAL USE # _____ SFE's _____ GPD _____ AF	
IRRIGATION # _____ acres _____ GPD _____ AF	
STOCK WATERING # _____ of head _____ GPD _____ AF	
OTHER _____ Multi-fam _____ GPD _____ AF	
TOTAL _____ <u>37,499</u> GPD _____ <u>42.01</u> AF	<input checked="" type="checkbox"/> EXISTING <input checked="" type="checkbox"/> DEVELOPED <input checked="" type="checkbox"/> NEW WELLS WELLS SPRING <u>WELL PERMIT NUMBERS</u> <u>TBD</u> <input type="checkbox"/> Alluvial <input checked="" type="checkbox"/> Upper Arapahoe <input type="checkbox"/> Upper Dawson <input checked="" type="checkbox"/> Lower Arapahoe <input type="checkbox"/> Lower Dawson <input checked="" type="checkbox"/> Laramie Fox Hills <input type="checkbox"/> Denver <input type="checkbox"/> Dakota <input type="checkbox"/> Other
* Based on 0.353 Acre-Foot/Unit/Year Irrigation included in Residential Uses	
NAME <u>Grandview Reserve Metropolitan District</u>	
LETTER OF COMMITMENT FOR SERVICE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
11. ENGINEER'S WATER SUPPLY REPORT <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If yes, please forward with this form. (This may be required before our review is completed)	
12. TYPE OF SEWAGE DISPOSAL SYSTEM <u>Central Sewer System</u>	
<input type="checkbox"/> SEPTIC TANK/LEACH FIELD	<input checked="" type="checkbox"/> CENTRAL SYSTEM - DISTRICT NAME: <u>Woodmen Hills Metropolitan District</u>
<input type="checkbox"/> LAGOON	<input type="checkbox"/> VAULT - LOCATION SEWAGE HAULED TO: _____
<input type="checkbox"/> ENGINEERED SYSTEM (Attach a copy of engineering design)	<input type="checkbox"/> OTHER: _____



Exhibit 6

- Section 1 – 510-BD 2022 Amended Determination*
- Section 2 – 511-BD 2022 Amended Determination*
- Section 3 – Arapahoe and LFH Deeds from 4Site to GRMD*
- Section 4 – LFH Deed from JMJK to 4Site*
- Section 5 – Previous Determinations, Deeds and Agreements*



Section 1 – 510-BD 2022 Amended Determination

**COLORADO GROUND WATER COMMISSION
FINDINGS AND ORDER**

IN THE MATTER OF AN APPLICATION FOR A CHANGE OF TYPE OF USE OF A DETERMINATION OF WATER RIGHT

DETERMINATION NO.: 510-BD, AMENDMENT NO. 2

AQUIFER: LARAMIE-FOX HILLS

APPLICANT: GRANDVIEW RESERVE METROPOLITAN DISTRICT AND 4SITE INVESTMENTS, LLC

FINDINGS

In compliance with section 37-90-107(7), C.R.S., and the Designated Basin Rules, 2 CCR 410-1, Grandview Reserve Metropolitan District and 4Site Investments, LLC (together as "Applicant") submitted an application to the Colorado Ground Water Commission ("Commission") for a change of water right to change the allowed type of use of groundwater allocated under Determination of Water Right No. 510-BD. Based upon information provided by the Applicant and the records of the Division of Water Resources, the Commission finds as follows.

1. Pursuant to section 37-90-107(7) in a Findings and Order dated July 22, 2004, the Commission issued Determination of Water Right No. 510-BD to Four Way Ranch Partnership / Spring Creek LLC, which determined a right to an allocation of designated groundwater from the Laramie-Fox Hills Aquifer ("Aquifer"), summarized as follows.
 - a. The determination quantified an amount of groundwater from beneath 8,095 acres of overlying land, generally described as the W $\frac{1}{2}$ of Section 1; Sections 2 and 3; the E $\frac{1}{2}$, the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, and the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 4; the E $\frac{1}{2}$, a portion of the E $\frac{1}{2}$ of the W $\frac{1}{2}$, and the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 9, Sections 10 and 11; that part of Sections 12, 13, and 14, located northwest of the Highway 24 right-of-way; the NW $\frac{1}{4}$ and the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 15; most of the E $\frac{1}{2}$ of Section 16; the E $\frac{1}{2}$, a portion of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$, and a portion of the SW $\frac{1}{4}$ of Section 21; that part of Sections 22, 23, and 27 located northwest of the Highway 24 right-of-way; the NE $\frac{1}{4}$ and a portion of the W $\frac{1}{2}$ of Section 28; a portion of the SE $\frac{1}{4}$ of Section 29; the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ and a portion of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 32; and that part of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 33 located northwest of the Highway 24 right-of-way; all in Township 12 South, Range 64 West of the 6th P.M., in El Paso County, and more completely described in Exhibit A of that Findings and Order.
 - b. The allowed average annual amount of withdrawal shall not exceed 2,429 acre-feet per year, which based on an aquifer life of one hundred years results in an amount of groundwater allocated of 242,900 acre-feet (subject to adjustment by the Commission to conform to actual local aquifer characteristics).
 - c. The allowed types of beneficial uses of the groundwater are domestic, livestock watering, lawn irrigation, commercial, industrial, and replacement supply.
 - d. The allowed place of use of the groundwater is the 8,095 acres of overlying land as described in the Findings and Order dated July 22, 2004.

Change of Type of Use

Aquifer: Laramie-Fox Hills

Applicant: Grandview Reserve Metropolitan District and 4Site Investments, LLC

2. Pursuant to section 37-90-107(7) in a Findings and Order dated December 3, 2008, the Commission approved a change of type and place of use for Determination of Water Right No. 510-BD to Spring Creek LLC and Four Way Ranch General Partnership, summarized as follows.
 - a. The allowed types of beneficial uses of the groundwater are domestic, livestock watering, lawn irrigation, commercial, industrial, replacement, augmentation and municipal use by the Four-Way Ranch Metropolitan District and the Woodman Hills Metropolitan District.
 - b. The allowed place of use of the groundwater is the 8,095 acres of overlying land and the service area of the Woodman Hills Metropolitan District within the Upper Black Squirrel Creek Designated Groundwater Basin.
3. The subject groundwater is designated groundwater within the boundaries of the Upper Black Squirrel Creek Designated Groundwater Basin, and within the Upper Black Squirrel Creek Ground Water Management District. The Commission has jurisdiction.
4. By an application for change of determination of water right received by the Commission on February 3, 2022, the Applicant has requested to change the allowed type of use of 1,312.5 acre-feet per year based on a 100-year aquifer life, or 131,250 acre-feet of water total, consisting of a portion of the groundwater allocated in the determination, to add the following use: all municipal purposes by the Grandview Reserve Metropolitan District No. 1 including: domestic, agricultural, stock watering, irrigation, commercial, industrial, manufacturing, fire protection, power generation, wetlands, piscatorial, and wildlife, either directly or after storage.
 - a. The currently allowed uses would remain as allowed uses.
 - b. The Grandview Reserve Metropolitan District No. 1 is within the currently allowed place of use of the 8,095 acres of overlying land of Determination of Water Right no. 510-BD, and so the application does not request a change in the allowed place of use.
5. The Applicant has provided evidence of ownership of 1,312.5 acre-feet per year based on a 100-year aquifer-life, or 131,250 acre-feet total, of Determination of Water Right no. 510-BD, Exhibit A of this Findings and Order.
6. In accordance with section 37-90-107(8), C.R.S., and the Designated Basin Rules, on July 21, 2022 the application was referred to the Upper Black Squirrel Creek Ground Water Management District for written recommendations. No written recommendations were received from the District.
7. In accordance with section 37-90-107(7)(c)(II) and section 37-90-112(1), C.R.S., the requested change was published in the Ranchland News newspaper on July 28, 2022 and August 4, 2022. No objections to the proposed change were received within the time limit set by statute.
8. No material injury to the vested water rights of other appropriators would result from the approval of the requested change in water right subject to the conditions in the following Order.

ORDER

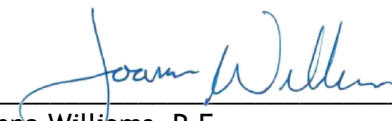
In accordance with section 37-90-107(7), C.R.S. and the Designated Basin Rules the Commission orders that the allowed type of use of 1,312.5 acre-feet per year based on a 100-year aquifer life, or 131,250 acre-feet of water total, consisting of a portion of the groundwater allocated in Determination of Water Right No. 510-BD, is hereby changed subject to the following conditions.

9. The type of use of the groundwater is limited to the following:
 - a. domestic, livestock watering, lawn irrigation, commercial, industrial, replacement, augmentation and municipal use by the Four-Way Ranch Metropolitan District and the Woodman Hills Metropolitan District; and
 - b. all municipal purposes by the Grandview Reserve Metropolitan District No. 1 including: domestic, agricultural, stock watering, irrigation, commercial, industrial, manufacturing, fire protection, power generation, wetlands, piscatorial, and wildlife, either directly or after storage.
10. The Commission's Findings and Orders dated July 22, 2004 and December 3, 2008 for Determination of Water Right No. 510-BD are hereby amended to incorporate the above change. All other terms and conditions in those Findings and Order shall remain in full force and effect.
11. A copy of this Findings and Order shall be recorded by the Applicant in the public records of the county in which the 8,095 acres of overlying land of the determination is located to that a title examination of that overlying land, or any part thereof, shall reveal the existence of this Findings and Order.
12. Any existing wells with well permits issued pursuant to this determination for which the permitted type or place of use does not conform to the currently allowed type and place of use of the determination must apply for and obtain new permits for uses that are in conformance with the determination.

Dated this 26th day of September, 2022



Kevin G. Rein, P.E.
Executive Director
Colorado Ground Water Commission

By: 
Joanna Williams, P.E.
Chief of Water Supply, Designated Basins

SPECIAL WARRANTY DEED
Water Rights

THIS SPECIAL WARRANTY DEED dated March 31, 2022 between JMJK Holdings, LLC, a Colorado Limited Liability Company, whose address is 3855 Ambrosia Street, Suite 304, Castle Rock, CO 80109 ("Grantor"), and, 4Site Investments, LLC, a Colorado limited liability company ("Grantee").

WITNESS, that the Grantor, for and in consideration of good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell convey and confirm unto the Grantee, its heirs, successors and assigns forever, the Grantor's water and water rights as specifically described in the attached **Exhibit A**, lying and being in the County of El Paso and State of Colorado ("Water Rights"), and underlying Grantor's real property described in **Exhibit A**. Grantor, for itself, its heirs, successors and assigns, grants and conveys to Grantee, its heirs, successors and assigns, the right to withdraw the Water Rights herein conveyed, and consents to such withdrawal. Grantor expressly retains any and all water rights not specifically described in the attached **Exhibit A**, including as may be associated with or appurtenant to property of the Grantor.

TOGETHER, with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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-described water rights, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said Water Rights above bargained and described, with the appurtenances, unto the Grantee, its heirs and assigns forever. The Grantor, for itself, its heirs, personal representatives, successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above bargained Water Rights in the quiet and peaceable possession of the Grantee, its heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the date set forth above.

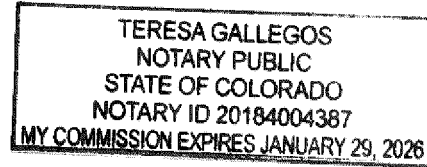
(remainder of page intentionally blank, signature follows)

GRANTOR, JMJK Holdings, LLC:



Michael Slattery, Manager

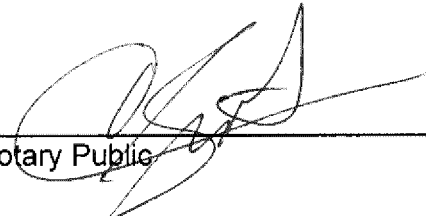
STATE OF Colorado)
) ss.
COUNTY OF Douglas)



Acknowledged before me this 31 day of March, 2022 by Michael Slattery, as Manager of JMJK Holdings, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My Commission expires: 01/29/2026



Notary Public

EXHIBIT A
WATER RIGHTS and OVERLYING LAND

All following described water and water rights, groundwater and ground water rights, and rights to withdraw, extract and use ground water within the Laramie-Fox Hills aquifer of the Denver Basin and as related to, used upon, underlying or appurtenant to the real property more specifically described below ("Overlying Land"), as quantified and determined by the July 22, 2004 Colorado Ground Water Commission Findings and Orders in Determination No. 510-BD, recorded at Reception No. 204153947 and, as amended December 3, 2008, recorded at Reception No. 208130576 of the El Paso County Clerk and Recorder's Office ("Ground Water Determination"). Said water and water rights expressly include the following Laramie-Fox Hills aquifer groundwater rights:

Nontributary Groundwater in the Laramie-Fox Hills aquifer as quantified and determined by the Colorado Ground Water Commission ("GWC") in Determination No. 510-BD, as amended, totaling 131,250 acre feet, or 1,312.5 annual acre-feet based upon a 100-year aquifer life.

This conveyance is subject to the terms and provisions of the above-described Groundwater Determination and there is no warranty or guaranty of the quantity or quality of the groundwater to be produced from the respective aquifers. All other water and groundwater rights, including but not limited to that of other Denver Basin aquifers, underlying, associated with, or appurtenant to the following described real property, is expressly reserved by Grantor. Said Overlying Land is more specifically described as follows:

Township 12 South, Range 64 West of the 6th P.M., El Paso County, State of Colorado

Section 1: W $\frac{1}{2}$;

Section 2: ALL;

Section 3: ALL; excepting those portions conveyed to El Paso County in Deeds recorded in Book 2116 at Page 991 and in Book 2749 at Page 686;

Section 4: SE $\frac{1}{4}$, NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$;

Section 9: N $\frac{1}{2}$ NW $\frac{1}{4}$, that portion of the S $\frac{1}{2}$ NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ lying East of the County Road adjoining the Right-of-Way of the Colorado and Southern Railway on the West, E $\frac{1}{2}$;

Section 10: ALL;

Section 11: ALL;

Section 12: N $\frac{1}{2}$, SW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, that portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ lying North and West of the Chicago, Rock Island, and Pacific Railroad Right-of-Way;

Section 13: All that portion lying North and West of the Chicago, Rock Island, and Pacific Railroad Right-of-Way;

Section 14: SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, N $\frac{1}{2}$, that portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ lying North and West of the Chicago, Rock Island, and Pacific Railroad Right-of-Way;

Section 15: NW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$;

Section 16: All that portion lying East of said County Road, excepting therefrom that portion thereof conveyed to Mountain View Electric Association, Inc. by Deed recorded June 27, 2003 at Reception No. 203145788;

- Section 21: NE $\frac{1}{4}$, that portion of the NW $\frac{1}{4}$ lying East of said County Road;
- Section 22: N $\frac{1}{2}$, that portion of the E $\frac{1}{2}$ SE $\frac{1}{4}$ lying Northwest of the Right-of-Way of the Chicago, Rock Island, and Pacific Railroad;
- Section 23: N $\frac{1}{2}$, N $\frac{1}{2}$ S $\frac{1}{2}$ except that portion conveyed in Warranty Deed recorded in Book 2579 at Page 861, and except that portion conveyed to El Paso County in Deed recorded in Book 842 at Page 356, and except any portion found to be lying within the Right-of-Way of the Chicago, Rock Island, and Pacific Railroad.



Section 2 – 511-BD 2022 Amended Determination

**COLORADO GROUND WATER COMMISSION
FINDINGS AND ORDER**

IN THE MATTER OF AN APPLICATION FOR A CHANGE OF TYPE OF USE OF A DETERMINATION OF WATER RIGHT

DETERMINATION NO.: 511-BD, AMENDMENT NO. 2

AQUIFER: ARAPAHOE

APPLICANT: GRANDVIEW RESERVE METROPOLITAN DISTRICT

FINDINGS

In compliance with section 37-90-107(7), C.R.S., and the Designated Basin Rules, 2 CCR 410-1, Grandview Reserve Metropolitan District (“Applicant”) submitted an application to the Colorado Ground Water Commission (“Commission”) for a change of water right to change the allowed type of use of groundwater allocated under Determination of Water Right No. 511-BD. Based upon information provided by the Applicant and the records of the Division of Water Resources, the Commission finds as follows.

1. Pursuant to section 37-90-107(7) in a Findings and Order dated July 22, 2004, the Commission issued Determination of Water Right No. 511-BD to Four Way Ranch Partnership / Spring Creek LLC, which determined a right to an allocation of designated groundwater from the Arapahoe Aquifer (“Aquifer”), summarized as follows.
 - a. The determination quantified an amount of groundwater from beneath 8,095 acres of overlying land, generally described as the W $\frac{1}{2}$ of Section 1; Sections 2 and 3; the E $\frac{1}{2}$, the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, and the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 4; the E $\frac{1}{2}$, a portion of the E $\frac{1}{2}$ of the W $\frac{1}{2}$, and the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 9, Sections 10 and 11; that part of Sections 12, 13, and 14, located northwest of the Highway 24 right-of-way; the NW $\frac{1}{4}$ and the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 15; most of the E $\frac{1}{2}$ of Section 16; the E $\frac{1}{2}$, a portion of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$, and a portion of the SW $\frac{1}{4}$ of Section 21; that part of Sections 22, 23, and 27 located northwest of the Highway 24 right-of-way; the NE $\frac{1}{4}$ and a portion of the W $\frac{1}{2}$ of Section 28; a portion of the SE $\frac{1}{4}$ of Section 29; the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ and a portion of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 32; and that part of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 33 located northwest of the Highway 24 right-of-way; all in Township 12 South, Range 64 West of the 6th P.M., in El Paso County, and more completely described in Exhibit A of that Findings and Order.
 - b. The allowed average annual amount of withdrawal shall not exceed 2,615 acre-feet per year, which based on an aquifer life of one hundred years results in an amount of groundwater allocated of 261,500 acre-feet (subject to adjustment by the Commission to conform to actual local aquifer characteristics).
 - c. The allowed types of beneficial uses of the groundwater are domestic, livestock watering, lawn irrigation, commercial, industrial, and replacement supply.
 - d. The allowed place of use of the groundwater is the 8,095 acres of overlying land as described in the Findings and Order dated July 22, 2004.

Change of Type of Use

Aquifer: Arapahoe

Applicant: Grandview Reserve Metropolitan District

2. Pursuant to section 37-90-107(7) in a Findings and Order dated December 3, 2008, the Commission approved a change of type and place of use for Determination of Water Right No. 511-BD to Spring Creek LLC and Four Way Ranch General Partnership, summarized as follows.
 - a. The allowed types of beneficial uses of the groundwater are domestic, livestock watering, lawn irrigation, commercial, industrial, replacement, augmentation and municipal use by the Four-Way Ranch Metropolitan District and the Woodman Hills Metropolitan District.
 - b. The allowed place of use of the groundwater is the 8,095 acres of overlying land and the service area of the Woodman Hills Metropolitan District within the Upper Black Squirrel Creek Designated Groundwater Basin.
3. The subject groundwater is designated groundwater within the boundaries of the Upper Black Squirrel Creek Designated Groundwater Basin, and within the Upper Black Squirrel Creek Ground Water Management District. The Commission has jurisdiction.
4. By an application for change of determination of water right received by the Commission on February 3, 2022, the Applicant has requested to change the allowed type of use of 1,400 acre-feet per year based on a 100-year aquifer life, or 140,000 acre-feet of water total, consisting of a portion of the groundwater allocated in the determination, to add the following use: all municipal purposes by the Grandview Reserve Metropolitan District No. 1 including: domestic, agricultural, stock watering, irrigation, commercial, industrial, manufacturing, fire protection, power generation, wetlands, piscatorial, and wildlife, either directly or after storage.
 - a. The currently allowed uses would remain as allowed uses.
 - b. The Grandview Reserve Metropolitan District No. 1 is within the currently allowed place of use of the 8,095 acres of overlying land of Determination of Water Right no. 511-BD, and so the application does not request a change in the allowed place of use.
5. The Applicant has provided evidence of ownership of 1,400 acre-feet per year based on a 100-year aquifer-life, or 140,000 acre-feet total, of Determination of Water Right no. 511-BD, Exhibit A of this Findings and Order.
6. In accordance with section 37-90-107(8), C.R.S., and the Designated Basin Rules, on July 21, 2022 the application was referred to the Upper Black Squirrel Creek Ground Water Management District for written recommendations. No written recommendations were received from the District.
7. In accordance with section 37-90-107(7)(c)(II) and section 37-90-112(1), C.R.S., the requested change was published in the Ranchland News newspaper on July 28, 2022 and August 4, 2022. No objections to the proposed change were received within the time limit set by statute.
8. No material injury to the vested water rights of other appropriators would result from the approval of the requested change in water right subject to the conditions in the following Order.

Change of Type of Use

Aquifer: Arapahoe

Applicant: Grandview Reserve Metropolitan District

ORDER

In accordance with section 37-90-107(7), C.R.S. and the Designated Basin Rules the Commission orders that the allowed type of use of 1,400 acre-feet per year based on a 100-year aquifer life, or 140,000 acre-feet of water total, consisting of a portion of the groundwater allocated in Determination of Water Right No. 511-BD, is hereby changed subject to the following conditions.

9. The type of use of the groundwater is limited to the following:
 - a. domestic, livestock watering, lawn irrigation, commercial, industrial, replacement, augmentation and municipal use by Four-Way Ranch Metropolitan District and the Woodman Hills Metropolitan District; and
 - b. all municipal purposes by the Grandview Reserve Metropolitan District No. 1 including: domestic, agricultural, stock watering, irrigation, commercial, industrial, manufacturing, fire protection, power generation, wetlands, piscatorial, and wildlife, either directly or after storage.
10. The Commission's Findings and Orders dated July 22, 2004 and December 3, 2008 for Determination of Water Right No. 511-BD are hereby amended to incorporate the above change. All other terms and conditions in those Findings and Order shall remain in full force and effect.
11. A copy of this Findings and Order shall be recorded by the Applicant in the public records of the county in which the 8,095 acres of overlying land of the determination is located to that a title examination of that overlying land, or any part thereof, shall reveal the existence of this Findings and Order.
12. Any existing wells with well permits issued pursuant to this determination for which the permitted type or place of use does not conform to the currently allowed type and place of use of the determination must apply for and obtain new permits for uses that are in conformance with the determination.

Dated this 26th day of September, 2022



Kevin G. Rein, P.E.
Executive Director
Colorado Ground Water Commission

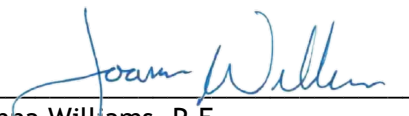
By: 
Joanna Williams, P.E.
Chief of Water Supply, Designated Basins

Exhibit A

Determination No. 511-BD, Amdt No. 2

Evidence of Water Rights Ownership

Page 1 of 6

222020228

PGS 6

2/10/2022 9:05 AM

\$38.00 DF \$0.00

Electronically Recorded Official Records El Paso County CO

Chuck Broerman, Clerk and Recorder

TD1000 N

RCVD DWR

07/01/2022

**This is the corrected Deed and replaces the prior
Special Warranty Deed recorded on December
10, 2021 under Reception No. 221225486.**

SPECIAL WARRANTY DEED Water Rights

THIS SPECIAL WARRANTY DEED dated February 9th, 2022 between 4 SITE INVESTMENTTS, LLC, a Colorado limited liability company ("Grantor"), and GRANDVIEW RESERVE METROPOLITAN DISTRICT 1, a quasi-municipal corporation and political subdivision of the State of Colorado, whose address is 1271 Kelly Johnson Boulevard, Ste. 100, Colorado Springs, CO 80920 ("Grantee").

WITNESS, that the Grantor, for and in consideration of good and valuable consideration 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, its heirs and assigns forever, the ground water, rights to extract ground water, and ground water rights, being in the County of El Paso, State of Colorado, described as follows:

140,000 acre-feet of groundwater based on a 100-year supply, or an average of 1,400 acre-feet annually, of nontributary groundwater in the Arapahoe aquifer underlying the land described in **Exhibit A**, and as determined by the Colorado Ground Water Commission in the Findings and Order of Determination No. 511-BD dated July 22, 2004, and recorded with the El Paso County Clerk and Recorder's Office on September 10, 2004, Reception No. 204153948, all as quantified in and subject to the terms and provisions of said Groundwater Determination No. 511-BD.

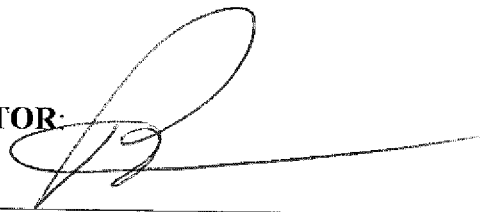
TOGETHER, with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above-described water rights, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said Water Rights above bargained and described, with the appurtenances, unto the Grantee, its heirs and assigns forever. The Grantor, for itself, its heirs, personal representatives, successors and assigns do covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above bargained Water Rights in the quiet and peaceable possession of the Grantee, its heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantors have executed this Special Warranty Deed on the date set forth above.

(Signatures to follow)

GRANTOR:


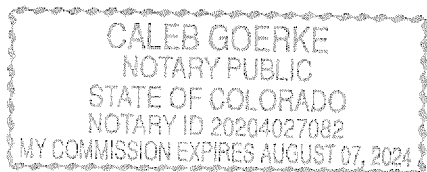


Paul Howard as Manager of 4 Site Investments LLC

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 9th day of Feburary, 2022, by Paul Howard as Manager of 4 Site Investments LLC.

Witness my hand and official seal.



Notary Public

Exhibit A

PARCEL A:

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 21, THE SOUTH HALF OF SECTION 22, THE NORTH HALF OF SECTION 28 AND SECTION 27, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 21, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PS INC PLS 30087 1996", BEING APPROPRIATELY MARKED, AND BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PS INC PLS 30087 1996", BEING APPROPRIATELY MARKED, BEING ASSUMED TO BEAR NORTH 00 DEGREES 52 MINUTES 26 SECONDS WEST, A DISTANCE OF 5290.17 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE NORTH 00 DEGREES 52 MINUTES 26 SECONDS WEST ON THE EAST LINE OF SAID SECTION, A DISTANCE OF 2645.09 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 41 MINUTES 08 SECONDS EAST ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 22, A DISTANCE OF 3938.18 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 58 SECONDS EAST ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, A DISTANCE OF 2117.68 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF THE ROCK ISLAND REGIONAL TRAIL AS GRANTED TO EL PASO COUNTY IN THAT WARRANTY DEED RECORDED OCTOBER 21, 1994 IN BOOK 6548 AT PAGE 892, RECORDS OF EL PASO COUNTY, COLORADO; THENCE ON SAID NORTHWESTERLY RIGHT OF WAY, THE FOLLOWING FIVE (5) COURSES:

- (1) SOUTH 45 DEGREES 55 MINUTES 49 SECONDS WEST, A DISTANCE OF 758.36 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22;
- (2) NORTH 89 DEGREES 38 MINUTES 06 SECONDS EAST ON SAID SOUTH LINE, A DISTANCE OF 36.18 FEET;
- (3) SOUTH 45 DEGREES 55 MINUTES 49 SECONDS WEST, A DISTANCE OF 3818.92 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27;
- (4) SOUTH 89 DEGREES 39 MINUTES 01 SECONDS WEST ON SAID NORTH LINE, A DISTANCE OF 36.17 FEET;
- (5) SOUTH 45 DEGREES 55 MINUTES 49 SECONDS WEST, A DISTANCE OF 855.95 FEET TO A POINT ON THE EASTERLY LINE OF SAID SECTION 28;

THENCE NORTH 00 DEGREES 21 MINUTES 45 SECONDS WEST ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 591.16 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 21 MINUTES 38 SECONDS WEST ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1319.24 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 28; THENCE NORTH 89 DEGREES 47 MINUTES 08 SECONDS WEST ON SAID SOUTH LINE, A DISTANCE OF 4892.55 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF EXISTING EASTONVILLE ROAD (60.00 FOOT WIDE); THENCE ON SAID EASTERLY RIGHT OF WAY AS DEFINED BY CERTIFIED BOUNDARY SURVEY, AS RECORDED JULY 18, 2001 UNDER RECEPTION NO. 201900096, THE FOLLOWING FIVE (5) COURSES:

- (1) ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS NORTH 04 DEGREES 31 MINUTES 28 SECONDS EAST, HAVING A DELTA OF 24 DEGREES 31 MINUTES 32 SECONDS, A RADIUS OF 1630.00 FEET, A DISTANCE OF 697.73 FEET TO A POINT OF TANGENT;
- (2) NORTH 07 DEGREES 40 MINUTES 18 SECONDS WEST, A DISTANCE OF 777.34 FEET TO A POINT OF CURVE;
- (3) ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 39 DEGREES 01 MINUTES 10 SECONDS, A RADIUS OF 1770.00 FEET, A DISTANCE OF 1205.40 FEET TO A POINT OF TANGENT;
- (4) NORTH 31 DEGREES 20 MINUTES 52 SECONDS EAST, A DISTANCE OF 1517.97 FEET TO A POINT OF CURVE;
- (5) ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 02 DEGREES 07 MINUTES 03 SECONDS, A RADIUS OF 1330.00 FEET, A DISTANCE OF 49.15 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21;

THENCE SOUTH 89 DEGREES 50 MINUTES 58 SECONDS EAST ON SAID NORTH LINE, A DISTANCE OF 3635.53 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED IN DEED RECORDED AUGUST 24, 2005 AT RECEPTION NO. 205132124;

AND EXCEPT A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHERLY LINE OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHWEST CORNER AND THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "PS INC 1996 PLS 30087", BEING ASSUMED TO BEAR SOUTH 89 DEGREES 47 MINUTES 04 SECONDS EAST A DISTANCE OF 5285.07 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28; THENCE SOUTH 29 DEGREES 17 MINUTES 14 SECONDS

EAST, A 1315.12 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST, A DISTANCE OF 288.62 FEET; THENCE SOUTH 41 DEGREES 03 MINUTES 22 SECONDS WEST, A DISTANCE OF 139.03 FEET; THENCE SOUTH 41 DEGREES 52 MINUTES 38 SECONDS WEST, A DISTANCE OF 21.11 FEET; THENCE SOUTH 44 DEGREES 47 MINUTES 01 SECONDS WEST, A DISTANCE OF 42.37 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 08 SECONDS EAST, A DISTANCE OF 679.35 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 52 SECONDS WEST, A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 28; THENCE NORTH 89 DEGREES 47 MINUTES 08 SECONDS WEST AND ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 28, A DISTANCE OF 934.84 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF EASTONVILLE ROAD AS RECORDED IN THE EL PASO COUNTY RECORDS JULY 18, 2001 UNDER RECEPTION NO. 201900096, SAID POINT BEING A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 73 DEGREES 08 MINUTES 46 SECONDS WEST HAVING A DELTA OF 06 DEGREES 19 MINUTES 02 SECONDS, A RADIUS OF 1630.00 FEET, A DISTANCE OF 179.72 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 21 AND A PORTION OF THE NORTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, AND BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, BEING ASSUMED TO BEAR N00°52'26"W, A DISTANCE OF 5290.17 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE N00°52'26"W, A DISTANCE OF 2645.09 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21;

THENCE N89°50'58"W ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21, A DISTANCE OF 1109.51 FEET TO THE POINT OF BEGINNING;

THENCE S00°09'02"W, A DISTANCE OF 3962.55 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28;

THENCE N89°47'08"W ON SAID SOUTH LINE, A DISTANCE OF 2589.15 FEET;

THENCE N00°12'52"E, A DISTANCE OF 25.00 FEET;

THENCE N89°47'08"W ON A LINE THAT IS 25.00 FEET NORTHERLY OF AND PARALLEL TO SAID SOUTH LINE, A DISTANCE OF 679.35 FEET;

THENCE N44°47'01"W, A DISTANCE OF 42.37 FEET;

THENCE N41°52'38"E, A DISTANCE OF 21.11 FEET;

THENCE N41°08'22"E, A DISTANCE OF 139.03 FEET;

THENCE S89°58'12"W, A DISTANCE OF 288.62 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF EXISTING EASTONVILLE ROAD (60.00 FEET WIDE);

THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF EASTONVILLE ROAD AS DEFINED BY CERTIFIED BOUNDARY SURVEY AS RECORDED JULY 18, 2001 UNDER RECEPTION NO. 201900096 OF THE RECORDS OF EL PASO COUNTY, COLORADO THE FOLLOWING FIVE (5) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 18°12'30", A RADIUS OF 1630.00 FEET, A LENGTH OF 518.00 FEET, WHOSE CHORD BEARS N01°25'57"E WITH A DISTANCE OF 515.83 FEET TO A POINT OF TANGENT;
2. N07°40'18"W, A DISTANCE OF 777.34 FEET TO A POINT OF CURVE;
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 39°01'10", A RADIUS OF 1770.00 FEET FOR A LENGTH OF 1206.40 FEET TO A POINT OF TANGENT;
4. N31°20'52"E, A DISTANCE OF 1517.37 FEET TO A POINT OF CURVE;
5. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02°07'03", A RADIUS OF 1330.00 FEET FOR A LENGTH OF 49.15 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21;

THENCE S89°50'58"E ON SAID NORTH LINE, A DISTANCE OF 2526.02 FEET TO THE POINT OF BEGINNING.

PARCEL C:

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 22 AND A PORTION OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, AND BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, BEING ASSUMED TO BEAR N00°52'26"W, A DISTANCE OF 5290.17 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE N00°52'26"W, A DISTANCE OF 2845.09 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21;

THENCE N89°41'03" ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 22, A DISTANCE OF 701.60 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE N89°41'03"E ON SAID NORTH LINE, A DISTANCE OF 3236.58 FEET;

THENCE S00°41'58"E ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, A DISTANCE OF 2117.66 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF THE ROCK ISLAND REGIONAL TRAIL AS GRANTED TO EL PASO COUNTY IN THAT WARRANTY DEED RECORDED OCTOBER 21, 1994 IN BOOK 6548 AT PAGE 892 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ON SAID NORTHWESTERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES:

1. S45°55'49"W, A DISTANCE OF 758.36 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22;
2. N89°38'08"E, A DISTANCE OF 36.18 FEET;
3. S45°55'49"W, A DISTANCE OF 8618.92 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27;
4. S89°38'01"W ON SAID NORTH LINE, A DISTANCE OF 36.17 FEET;
5. S45°55'49"W, A DISTANCE OF 344.32 FEET TO THE NORTHEASTERLY CORNER OF A PARCEL OF LAND AS RECORDED UNDER RECEPTION NO. 205132124 OF SAID RECORDS;

THENCE N72°01'49"W ON THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 289.16 TO THE NORTHWESTERLY CORNER OF SAID PARCEL AND BEING A POINT ON THE EASTERLY LINE OF SAID SECTION 28;

THENCE N00°21'45"W ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 115.65 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER;

THENCE N00°21'38"W ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1319.24 TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28;

THENCE S89°47'08"E, A DISTANCE OF 642.53 FEET;

THENCE N00°09'02"E, A DISTANCE OF 3870.28 FEET TO THE POINT OF BEGINNING.



Section 3 – Arapahoe and LFH Deeds from 4Site to GRMD

SPECIAL WARRANTY DEED
Water Rights

THIS SPECIAL WARRANTY DEED dated December 9TH, 2021 between 4 SITE INVESTMENTTS, LLC, a Colorado limited liability company ("Grantor"), and GRANDVIEW RESERVE METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado, whose address is 1271 Kelly Johnson Boulevard, Ste. 100, Colorado Springs, CO 80920 ("Grantee").

WITNESS, that the Grantor, for and in consideration of good and valuable consideration 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, its heirs and assigns forever, the ground water, rights to extract ground water, and ground water rights, being in the County of El Paso, State of Colorado, described as follows:

140,000 acre-feet of groundwater based on a 100-year supply, or an average of 1,400 acre-feet annually, of nontributary groundwater in the Arapahoe aquifer underlying the land described in **Exhibit A**, and as determined by the Colorado Ground Water Commission in the Findings and Order of Determination No. 511-BD dated July 22, 2004, and recorded with the El Paso County Clerk and Recorder's Office on September 10, 2004, Reception No. 204153948, all as quantified in and subject to the terms and provisions of said Groundwater Determination No. 511-BD.

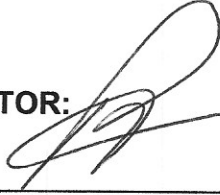
TOGETHER, with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above-described water rights, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said Water Rights above bargained and described, with the appurtenances, unto the Grantee, its heirs and assigns forever. The Grantor, for itself, its heirs, personal representatives, successors and assigns do covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above bargained Water Rights in the quiet and peaceable possession of the Grantee, its heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantors have executed this Special Warranty Deed on the date set forth above.

(Signatures to follow)

GRANTOR:



4 Site Investments, LLC

By: PAUL J. HOWARD, MANAGER of 4 Site Investments, LLC.

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

Acknowledged before me this 9th day of December, 2021 by Paul J. Howard, as MANAGER of 4 Site Investments, LLC.

Witness my hand and official seal.

My Commission expires: 08/10/2024



Notary Public

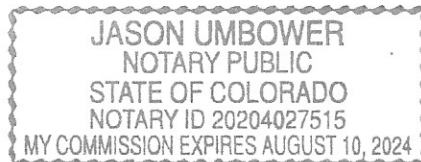


Exhibit A

PARCEL A:

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 21, THE SOUTH HALF OF SECTION 22, THE NORTH HALF OF SECTION 28 AND SECTION 27, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 21, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PS INC PLS 30087 1996", BEING APPROPRIATELY MARKED, AND BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PS INC PLS 30087 1996", BEING APPROPRIATELY MARKED, BEING ASSUMED TO BEAR NORTH 00 DEGREES 52 MINUTES 26 SECONDS WEST, A DISTANCE OF 5290.17 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE NORTH 00 DEGREES 52 MINUTES 26 SECONDS WEST ON THE EAST LINE OF SAID SECTION, A DISTANCE OF 2645.09 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 41 MINUTES 08 SECONDS EAST ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 22, A DISTANCE OF 3938.18 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 58 SECONDS EAST ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, A DISTANCE OF 2117.68 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF THE ROCK ISLAND REGIONAL TRAIL AS GRANTED TO EL PASO COUNTY IN THAT WARRANTY DEED RECORDED OCTOBER 21, 1994 IN BOOK 6548 AT PAGE 882, RECORDS OF EL PASO COUNTY, COLORADO; THENCE ON SAID NORTHWESTERLY RIGHT OF WAY, THE FOLLOWING FIVE (5) COURSES:

- (1) SOUTH 45 DEGREES 55 MINUTES 49 SECONDS WEST, A DISTANCE OF 758.36 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22;
- (2) NORTH 89 DEGREES 38 MINUTES 06 SECONDS EAST ON SAID SOUTH LINE, A DISTANCE OF 36.18 FEET;
- (3) SOUTH 45 DEGREES 55 MINUTES 49 SECONDS WEST, A DISTANCE OF 3818.92 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27;
- (4) SOUTH 89 DEGREES 39 MINUTES 01 SECONDS WEST ON SAID NORTH LINE, A DISTANCE OF 36.17 FEET;
- (5) SOUTH 45 DEGREES 55 MINUTES 49 SECONDS WEST, A DISTANCE OF 855.35 FEET TO A POINT ON THE EASTERLY LINE OF SAID SECTION 28;

THENCE NORTH 00 DEGREES 21 MINUTES 45 SECONDS WEST ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 591.16 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 21 MINUTES 38 SECONDS WEST ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1319.24 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28; THENCE NORTH 89 DEGREES 47 MINUTES 08 SECONDS WEST ON SAID SOUTH LINE, A DISTANCE OF 4692.55 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF EXISTING EASTONVILLE ROAD (60.00 FOOT WIDE); THENCE ON SAID EASTERLY RIGHT OF WAY AS DEFINED BY CERTIFIED BOUNDARY SURVEY, AS RECORDED JULY 18, 2001 UNDER RECEPTION NO. 201900096, THE FOLLOWING FIVE (5) COURSES:

- (1) ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS NORTH 04 DEGREES 31 MINUTES 28 SECONDS EAST, HAVING A DELTA OF 24 DEGREES 31 MINUTES 32 SECONDS, A RADIUS OF 1630.00 FEET, A DISTANCE OF 697.73 FEET TO A POINT OF TANGENT;
- (2) NORTH 07 DEGREES 40 MINUTES 18 SECONDS WEST, A DISTANCE OF 777.34 FEET TO A POINT OF CURVE;
- (3) ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 39 DEGREES 01 MINUTES 10 SECONDS, A RADIUS OF 1770.00 FEET, A DISTANCE OF 1205.40 FEET TO A POINT OF TANGENT;
- (4) NORTH 31 DEGREES 20 MINUTES 52 SECONDS EAST, A DISTANCE OF 1517.37 FEET TO A POINT OF CURVE;
- (5) ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 02 DEGREES 07 MINUTES 03 SECONDS, A RADIUS OF 1330.00 FEET, A DISTANCE OF 49.15 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21;

THENCE SOUTH 89 DEGREES 50 MINUTES 58 SECONDS EAST ON SAID NORTH LINE, A DISTANCE OF 3635.53 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED IN DEED RECORDED AUGUST 24, 2005 AT RECEPTION NO. 205132124;

AND EXCEPT A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHERLY LINE OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHWEST CORNER AND THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "PS INC 1996 PLS 30087", BEING ASSUMED TO BEAR SOUTH 89 DEGREES 47 MINUTES 04 SECONDS EAST A DISTANCE OF 5285.07 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28; THENCE SOUTH 29 DEGREES 17 MINUTES 14 SECONDS

EAST, A 1315.12 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST, A DISTANCE OF 288.62 FEET; THENCE SOUTH 41 DEGREES 03 MINUTES 22 SECONDS WEST, A DISTANCE OF 139.03 FEET; THENCE SOUTH 41 DEGREES 52 MINUTES 38 SECONDS WEST, A DISTANCE OF 21.11 FEET; THENCE SOUTH 44 DEGREES 47 MINUTES 01 SECONDS WEST, A DISTANCE OF 42.37 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 08 SECONDS EAST, A DISTANCE OF 679.35 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 52 SECONDS WEST, A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28; THENCE NORTH 89 DEGREES 47 MINUTES 08 SECONDS WEST AND ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, A DISTANCE OF 934.84 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF EASTONVILLE ROAD AS RECORDED IN THE EL PASO COUNTY RECORDS JULY 18, 2001 UNDER RECEPTION NO. 201900096, SAID POINT BEING A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 73 DEGREES 08 MINUTES 46 SECONDS WEST HAVING A DELTA OF 06 DEGREES 19 MINUTES 02 SECONDS, A RADIUS OF 1630.00 FEET, A DISTANCE OF 179.72 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 21 AND A PORTION OF THE NORTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, AND BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, BEING ASSUMED TO BEAR N00°52'26"W, A DISTANCE OF 5290.17 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE N00°52'26"W, A DISTANCE OF 2645.09 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21;

THENCE N89°50'58"W ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21, A DISTANCE OF 1109.51 FEET TO THE POINT OF BEGINNING;

THENCE S00°09'02"W, A DISTANCE OF 3962.55 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28;

THENCE N89°47'08"W ON SAID SOUTH LINE, A DISTANCE OF 2589.15 FEET;

THENCE N00°12'52"E, A DISTANCE OF 25.00 FEET;

THENCE N89°47'08"W ON A LINE THAT IS 25.00 FEET NORTHERLY OF AND PARALLEL TO SAID SOUTH LINE, A DISTANCE OF 679.35 FEET;

THENCE N44°47'01"W, A DISTANCE OF 42.37 FEET;

THENCE N41°52'38"E, A DISTANCE OF 21.11 FEET;

THENCE N41°03'22"E, A DISTANCE OF 139.03 FEET;

THENCE S89°58'12"W, A DISTANCE OF 288.62 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF EXISTING EASTONVILLE ROAD (60.00 FEET WIDE);

THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF EASTONVILLE ROAD AS DEFINED BY CERTIFIED BOUNDARY SURVEY AS RECORDED JULY 18, 2001 UNDER RECEPTION NO. 201900096 OF THE RECORDS OF EL PASO COUNTY, COLORADO THE FOLLOWING FIVE (5) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 18°12'30", A RADIUS OF 1630.00 FEET, A LENGTH OF 518.00 FEET, WHOSE CHORD BEARS N01°25'57"E WITH A DISTANCE OF 515.83 FEET TO A POINT OF TANGENT;
2. N07°40'18"W, A DISTANCE OF 777.34 FEET TO A POINT OF CURVE;
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 39°01'10", A RADIUS OF 1770.00 FEET FOR A LENGTH OF 1205.40 FEET TO A POINT OF TANGENT;
4. N31°20'52"E, A DISTANCE OF 1517.37 FEET TO A POINT OF CURVE;
5. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02°07'03", A RADIUS OF 1330.00 FEET FOR A LENGTH OF 49.15 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21;

THENCE S89°50'58"E ON SAID NORTH LINE, A DISTANCE OF 2526.02 FEET TO THE POINT OF BEGINNING.

PARCEL C:

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 22 AND A PORTION OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, AND BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, BEING ASSUMED TO BEAR N00°52'26"W, A DISTANCE OF 5290.17 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE N00°52'26"W, A DISTANCE OF 2845.09 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21;

THENCE N89°41'03" ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 22, A DISTANCE OF 701.80 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE N89°41'03"E ON SAID NORTH LINE, A DISTANCE OF 3236.58 FEET;

THENCE S00°41'58"E ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, A DISTANCE OF 2117.66 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF THE ROCK ISLAND REGIONAL TRAIL AS GRANTED TO EL PASO COUNTY IN THAT WARRANTY DEED RECORDED OCTOBER 21, 1994 IN BOOK 6548 AT PAGE 892 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ON SAID NORTHWESTERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES:

1. S45°55'49"W, A DISTANCE OF 758.36 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22;
2. N89°38'06"E, A DISTANCE OF 36.18 FEET;
3. S45°55'49"W, A DISTANCE OF 9818.92 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27;
4. S89°39'01"W ON SAID NORTH LINE, A DISTANCE OF 36.17 FEET;
5. S45°55'49"W, A DISTANCE OF 344.32 FEET TO THE NORTHEASTERLY CORNER OF A PARCEL OF LAND AS RECORDED UNDER RECEPTION NO. 205132124 OF SAID RECORDS;

THENCE N72°01'49"W ON THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 389.16 TO THE NORTHWESTERLY CORNER OF SAID PARCEL AND BEING A POINT ON THE EASTERLY LINE OF SAID SECTION 28;

THENCE N00°21'45"W ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 115.65 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER;

THENCE N00°21'38"W ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1319.24 TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28;

THENCE S89°47'08"E, A DISTANCE OF 642.53 FEET;

THENCE N00°09'02"E, A DISTANCE OF 3970.28 FEET TO THE POINT OF BEGINNING.

SPECIAL WARRANTY DEED

Water Rights

THIS SPECIAL WARRANTY DEED dated August 18th, 2022 between 4 SITE INVESTMENTTS, LLC, a Colorado limited liability company ("Grantor"), and GRANDVIEW RESERVE METROPOLITAN DISTRICT 1, a quasi-municipal corporation and political subdivision of the State of Colorado, whose address is 1271 Kelly Johnson Boulevard, Ste. 100, Colorado Springs, CO 80920 ("Grantee").

WITNESS, that the Grantor, for and in consideration of good and valuable consideration 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, its heirs and assigns forever, the ground water, rights to extract ground water, and ground water rights, being in the County of El Paso, State of Colorado, described as follows:

131,250 total acre-feet, or 1,312.5 acre-feet annually based on a 100-year aquifer life, of nontributary groundwater in the Laramie-Fox Hills aquifer underlying the land described in **Exhibit A**, as quantified and determined by the Colorado Ground Water Commission in the July 22, 2004 Determination No. 510-BD, recorded at Reception No. 204153947, and as amended December 3, 2008, recorded at Reception No. 208130576 of the El Paso County Clerk and Recorder's Office.

This conveyance is subject to the terms and provisions of the above-described Groundwater Determination and Grantor does not warrant or guarantee the quantity or quality of the groundwater to be produced from the respective aquifers. All other water and groundwater rights, including but not limited to that of other Denver Basin aquifers, underlying, associated with, or appurtenant to the real property described in **Exhibit A** is expressly reserved by Grantor.

TOGETHER, with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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-described water rights, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said Water Rights above bargained and described, with the appurtenances, unto the Grantee, its heirs and assigns forever. The Grantor, for itself, its heirs, personal representatives, successors and assigns do covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above bargained Water Rights in the quiet and peaceable possession of the Grantee, its heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the date set forth above.

GRANTOR:



4 Site Investments, LLC

By: Paul Howard, as Manager of 4 Site Investments, LLC.

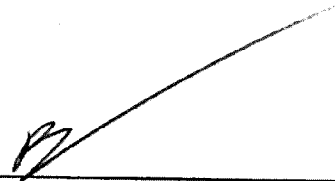
STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

Acknowledged before me this 19 day of August, 2022 by Paul Howard, as Manager of 4 Site Investments, LLC.

Witness my hand and official seal.

My Commission expires: March 17, 2026





Notary Public

EXHIBIT A – OVERLYING LAND

Said land overlying the Water Rights conveyed herein is more specifically described as follows:

Township 12 South, Range 64 West of the 6th P.M., El Paso County, State of Colorado

Section 1: W $\frac{1}{2}$;

Section 2: ALL;

Section 3: ALL; excepting those portions conveyed to El Paso County in Deeds recorded in Book 2116 at Page 991 and in Book 2749 at Page 686;

Section 4: SE $\frac{1}{4}$, NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$;

Section 9: N $\frac{1}{2}$ NW $\frac{1}{4}$, that portion of the S $\frac{1}{2}$ NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ lying East of the County Road adjoining the Right-of-Way of the Colorado and Southern Railway on the West, E $\frac{1}{2}$;

Section 10: ALL;

Section 11: ALL;

Section 12: N $\frac{1}{2}$, SW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, that portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ lying North and West of the Chicago, Rock Island, and Pacific Railroad Right-of-Way;

Section 13: All that portion lying North and West of the Chicago, Rock Island, and Pacific Railroad Right-of-Way;

Section 14: SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, N $\frac{1}{2}$, that portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ lying North and West of the Chicago, Rock Island, and Pacific Railroad Right-of-Way;

Section 15: NW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$;

Section 16: All that portion lying East of said County Road, excepting therefrom that portion thereof conveyed to Mountain View Electric Association, Inc. by Deed recorded June 27, 2003 at Reception No. 203145788;

Section 21: NE $\frac{1}{4}$, that portion of the NW $\frac{1}{4}$ lying East of said County Road;

Section 22: N $\frac{1}{2}$, that portion of the E $\frac{1}{2}$ SE $\frac{1}{4}$ lying Northwest of the Right-of-Way of the Chicago, Rock Island, and Pacific Railroad;

Section 23: N $\frac{1}{2}$, N $\frac{1}{2}$ S $\frac{1}{2}$ except that portion conveyed in Warranty Deed recorded in Book 2579 at Page 861, and except that portion conveyed to El Paso County in Deed recorded in Book 842 at Page 356, and except any portion found to be lying within the Right-of-Way of the Chicago, Rock Island, and Pacific Railroad.



Section 4 – LFH Deed from JMJK to 4Site

SPECIAL WARRANTY DEED
Water Rights

THIS SPECIAL WARRANTY DEED dated March 31, 2022 between JMJK Holdings, LLC, a Colorado Limited Liability Company, whose address is 3855 Ambrosia Street, Suite 304, Castle Rock, CO 80109 ("Grantor"), and, 4Site Investments, LLC, a Colorado limited liability company ("Grantee").

WITNESS, that the Grantor, for and in consideration of good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell convey and confirm unto the Grantee, its heirs, successors and assigns forever, the Grantor's water and water rights as specifically described in the attached **Exhibit A**, lying and being in the County of El Paso and State of Colorado ("Water Rights"), and underlying Grantor's real property described in **Exhibit A**. Grantor, for itself, its heirs, successors and assigns, grants and conveys to Grantee, its heirs, successors and assigns, the right to withdraw the Water Rights herein conveyed, and consents to such withdrawal. Grantor expressly retains any and all water rights not specifically described in the attached **Exhibit A**, including as may be associated with or appurtenant to property of the Grantor.

TOGETHER, with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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-described water rights, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said Water Rights above bargained and described, with the appurtenances, unto the Grantee, its heirs and assigns forever. The Grantor, for itself, its heirs, personal representatives, successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above bargained Water Rights in the quiet and peaceable possession of the Grantee, its heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the date set forth above.

(remainder of page intentionally blank, signature follows)

EXHIBIT A
WATER RIGHTS and OVERLYING LAND

All following described water and water rights, groundwater and ground water rights, and rights to withdraw, extract and use ground water within the Laramie-Fox Hills aquifer of the Denver Basin and as related to, used upon, underlying or appurtenant to the real property more specifically described below ("Overlying Land"), as quantified and determined by the July 22, 2004 Colorado Ground Water Commission Findings and Orders in Determination No. 510-BD, recorded at Reception No. 204153947 and, as amended December 3, 2008, recorded at Reception No. 208130576 of the El Paso County Clerk and Recorder's Office ("Ground Water Determination"). Said water and water rights expressly include the following Laramie-Fox Hills aquifer groundwater rights:

Nontributary Groundwater in the Laramie-Fox Hills aquifer as quantified and determined by the Colorado Ground Water Commission ("GWC") in Determination No. 510-BD, as amended, totaling 131,250 acre feet, or 1,312.5 annual acre-feet based upon a 100-year aquifer life.

This conveyance is subject to the terms and provisions of the above-described Groundwater Determination and there is no warranty or guaranty of the quantity or quality of the groundwater to be produced from the respective aquifers. All other water and groundwater rights, including but not limited to that of other Denver Basin aquifers, underlying, associated with, or appurtenant to the following described real property, is expressly reserved by Grantor. Said Overlying Land is more specifically described as follows:

Township 12 South, Range 64 West of the 6th P.M., El Paso County, State of Colorado

- Section 1: W $\frac{1}{2}$;
- Section 2: ALL;
- Section 3: ALL; excepting those portions conveyed to El Paso County in Deeds recorded in Book 2116 at Page 991 and in Book 2749 at Page 686;
- Section 4: SE $\frac{1}{4}$, NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$;
- Section 9: N $\frac{1}{2}$ NW $\frac{1}{4}$, that portion of the S $\frac{1}{2}$ NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ lying East of the County Road adjoining the Right-of-Way of the Colorado and Southern Railway on the West, E $\frac{1}{2}$;
- Section 10: ALL;
- Section 11: ALL;
- Section 12: N $\frac{1}{2}$, SW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, that portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ lying North and West of the Chicago, Rock Island, and Pacific Railroad Right-of-Way;
- Section 13: All that portion lying North and West of the Chicago, Rock Island, and Pacific Railroad Right-of-Way;
- Section 14: SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, N $\frac{1}{2}$, that portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ lying North and West of the Chicago, Rock Island, and Pacific Railroad Right-of-Way;
- Section 15: NW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$;
- Section 16: All that portion lying East of said County Road, excepting therefrom that portion thereof conveyed to Mountain View Electric Association, Inc. by Deed recorded June 27, 2003 at Reception No. 203145788;

- Section 21: NE $\frac{1}{4}$, that portion of the NW $\frac{1}{4}$ lying East of said County Road;
- Section 22: N $\frac{1}{2}$, that portion of the E $\frac{1}{2}$ SE $\frac{1}{4}$ lying Northwest of the Right-of-Way of the Chicago, Rock Island, and Pacific Railroad;
- Section 23: N $\frac{1}{2}$, N $\frac{1}{2}$ S $\frac{1}{2}$ except that portion conveyed in Warranty Deed recorded in Book 2579 at Page 861, and except that portion conveyed to El Paso County in Deed recorded in Book 842 at Page 356, and except any portion found to be lying within the Right-of-Way of the Chicago, Rock Island, and Pacific Railroad.



Section 5 – Previous Determinations, Deeds and Agreements

Special Warranty Deed
(Water Rights)

EXHIBIT B

THIS DEED, made on August 7th, 2018 by FARM CREDIT OF SOUTHERN COLO PCA Grantor(s), of the County of El Paso and State of Colorado for the consideration of *** Ten Dollars and Other Good and Valuable Consideration *** dollars in hand paid, hereby sells and conveys to 4 SITE INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY Grantee(s), whose street address is 1271 KELLY JOHNSON BOULEVARD STE 100, COLORADO SPRINGS, CO 80920, County of El Paso, and State of Colorado, the following described water rights:

ANY AND ALL WATER RIGHTS INCLUDING BUT NOT LIMITED ARAPAHOE AQUIFER ARE TO BE INCLUDED

Appurtenant to:

See attached "Exhibit A"

also known by street and number as: 0 EASTONVILLE ROAD, PEYTON, CO 80831

and warrants the title against all persons claiming under the Grantor(s).

FARM CREDIT OF SOUTHERN COLO PCA

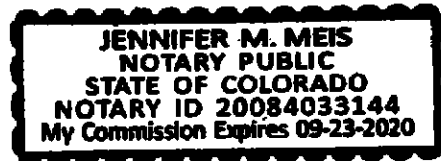
By: _____

JEREMY M. ANDERSON, PRESIDENT/CEO

State of Colorado)

)ss.

County of EL PASO)



The foregoing instrument was acknowledged before me on this day of August 6, 2018 by JEREMY M. ANDERSON AS PRESIDENT/CEO OF FARM CREDIT OF SOUTHERN COLO PCA

Witness my hand and official seal

My Commission expires: 9-23-2020

Jennifer M. Meis
Notary Public

When Recorded Return to:

4 SITE INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY
1271 KELLY JOHNSON BOULEVARD STE 100, COLORADO SPRINGS, CO 80920



Exhibit A**PARCEL A:**

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 21, THE SOUTH HALF OF SECTION 22, THE NORTH HALF OF SECTION 28 AND SECTION 27, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 21, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PS INC PLS 30087 1996", BEING APPROPRIATELY MARKED, AND BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PS INC PLS 30087 1996", BEING APPROPRIATELY MARKED, BEING ASSUMED TO BEAR NORTH 00 DEGREES 52 MINUTES 26 SECONDS WEST, A DISTANCE OF 5290.17 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE NORTH 00 DEGREES 52 MINUTES 26 SECONDS WEST ON THE EAST LINE OF SAID SECTION, A DISTANCE OF 2645.09 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 41 MINUTES 08 SECONDS EAST ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 22, A DISTANCE OF 3938.18 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 58 SECONDS EAST ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, A DISTANCE OF 2117.66 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF THE ROCK ISLAND REGIONAL TRAIL AS GRANTED TO EL PASO COUNTY IN THAT WARRANTY DEED RECORDED OCTOBER 21, 1994 IN BOOK 6548 AT PAGE 892, RECORDS OF EL PASO COUNTY, COLORADO; THENCE ON SAID NORTHWESTERLY RIGHT OF WAY, THE FOLLOWING FIVE (5) COURSES:

- (1) SOUTH 45 DEGREES 55 MINUTES 49 SECONDS WEST, A DISTANCE OF 758.36 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22;
- (2) NORTH 89 DEGREES 39 MINUTES 06 SECONDS EAST ON SAID SOUTH LINE, A DISTANCE OF 36.18 FEET;
- (3) SOUTH 45 DEGREES 55 MINUTES 49 SECONDS WEST, A DISTANCE OF 3818.92 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27;
- (4) SOUTH 89 DEGREES 39 MINUTES 01 SECONDS WEST ON SAID NORTH LINE, A DISTANCE OF 36.17 FEET;
- (5) SOUTH 45 DEGREES 55 MINUTES 49 SECONDS WEST, A DISTANCE OF 855.35 FEET TO A POINT ON THE EASTERLY LINE OF SAID SECTION 28;

THENCE NORTH 00 DEGREES 21 MINUTES 45 SECONDS WEST ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 591.16 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 21 MINUTES 38 SECONDS WEST ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1319.24 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28; THENCE NORTH 89 DEGREES 47 MINUTES 08 SECONDS WEST ON SAID SOUTH LINE, A DISTANCE OF 4692.55 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF EXISTING EASTONVILLE ROAD (60.00 FOOT WIDE); THENCE ON SAID EASTERLY RIGHT OF WAY AS DEFINED BY CERTIFIED BOUNDARY SURVEY, AS RECORDED JULY 18, 2001 UNDER RECEPTION NO. 201900096, THE FOLLOWING FIVE (5) COURSES:

- (1) ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS NORTH 04 DEGREES 31 MINUTES 28 SECONDS EAST, HAVING A DELTA OF 24 DEGREES 31 MINUTES 32 SECONDS, A RADIUS OF 1630.00 FEET, A DISTANCE OF 697.73 FEET TO A POINT OF TANGENT;
- (2) NORTH 07 DEGREES 40 MINUTES 18 SECONDS WEST, A DISTANCE OF 777.34 FEET TO A POINT OF CURVE;
- (3) ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 39 DEGREES 01 MINUTES 10 SECONDS, A RADIUS OF 1770.00 FEET, A DISTANCE OF 1205.40 FEET TO A POINT OF TANGENT;
- (4) NORTH 31 DEGREES 20 MINUTES 52 SECONDS EAST, A DISTANCE OF 1517.37 FEET TO A POINT OF CURVE;
- (5) ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 02 DEGREES 07 MINUTES 03 SECONDS, A RADIUS OF 1330.00 FEET, A DISTANCE OF 49.15 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21;

THENCE SOUTH 89 DEGREES 50 MINUTES 58 SECONDS EAST ON SAID NORTH LINE, A DISTANCE OF 3635.53 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED IN DEED RECORDED AUGUST 24, 2005 AT RECEPTION NO. 205132124;

AND EXCEPT A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHERLY LINE OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHWEST CORNER AND THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "PS INC 1996 PLS 30087", BEING ASSUMED TO BEAR SOUTH 89 DEGREES 47 MINUTES 04 SECONDS EAST A DISTANCE OF 5285.07 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28; THENCE SOUTH 29 DEGREES 17 MINUTES 14 SECONDS

EAST, A 1315.12 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST, A DISTANCE OF 288.62 FEET; THENCE SOUTH 41 DEGREES 03 MINUTES 22 SECONDS WEST, A DISTANCE OF 139.03 FEET; THENCE SOUTH 41 DEGREES 52 MINUTES 38 SECONDS WEST, A DISTANCE OF 21.11 FEET; THENCE SOUTH 44 DEGREES 47 MINUTES 01 SECONDS WEST, A DISTANCE OF 42.37 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 08 SECONDS EAST, A DISTANCE OF 679.35 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 52 SECONDS WEST, A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28; THENCE NORTH 89 DEGREES 47 MINUTES 08 SECONDS WEST AND ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, A DISTANCE OF 934.84 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF EASTONVILLE ROAD AS RECORDED IN THE EL PASO COUNTY RECORDS JULY 18, 2001 UNDER RECEPTION NO. 201900096, SAID POINT BEING A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 73 DEGREES 08 MINUTES 46 SECONDS WEST HAVING A DELTA OF 06 DEGREES 19 MINUTES 02 SECONDS, A RADIUS OF 1630.00 FEET, A DISTANCE OF 179.72 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 21 AND A PORTION OF THE NORTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, AND BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, BEING ASSUMED TO BEAR N00°52'26"W, A DISTANCE OF 5290.17 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE N00°52'26"W, A DISTANCE OF 2645.09 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21;

THENCE N89°50'58"W ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21, A DISTANCE OF 1109.51 FEET TO THE POINT OF BEGINNING;

THENCE S00°09'02"W, A DISTANCE OF 3962.55 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28;

THENCE N89°47'08"W ON SAID SOUTH LINE, A DISTANCE OF 2589.15 FEET;

THENCE N00°12'52"E, A DISTANCE OF 25.00 FEET;

THENCE N89°47'08"W ON A LINE THAT IS 25.00 FEET NORTHERLY OF AND PARALLEL TO SAID SOUTH LINE, A DISTANCE OF 679.35 FEET;

THENCE N44°47'01"W, A DISTANCE OF 42.37 FEET;

THENCE N41°52'38"E, A DISTANCE OF 21.11 FEET;

THENCE N41°03'22"E, A DISTANCE OF 139.03 FEET;

THENCE S89°58'12"W, A DISTANCE OF 288.62 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF EXISTING EASTONVILLE ROAD (60.00 FEET WIDE);

THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF EASTONVILLE ROAD AS DEFINED BY CERTIFIED BOUNDARY SURVEY AS RECORDED JULY 18, 2001 UNDER RECEPTION NO. 201900096 OF THE RECORDS OF EL PASO COUNTY, COLORADO THE FOLLOWING FIVE (5) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 13°12'30", A RADIUS OF 1630.00 FEET, A LENGTH OF 518.00 FEET, WHOSE CHORD BEARS N01°25'57"E WITH A DISTANCE OF 515.83 FEET TO A POINT OF TANGENT;
2. N07°40'18"W, A DISTANCE OF 777.34 FEET TO A POINT OF CURVE;
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 39°01'10", A RADIUS OF 1770.00 FEET FOR A LENGTH OF 1205.40 FEET TO A POINT OF TANGENT;
4. N31°20'52"E, A DISTANCE OF 1517.37 FEET TO A POINT OF CURVE;
5. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02°07'03", A RADIUS OF 1330.00 FEET FOR A LENGTH OF 49.15 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21;

THENCE S89°50'58"E ON SAID NORTH LINE, A DISTANCE OF 2526.02 FEET TO THE POINT OF BEGINNING.

PARCEL C:

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 22 AND A PORTION OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, AND BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, BEING ASSUMED TO BEAR N00°52'26"W, A DISTANCE OF 5290.17 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE N00°52'26"W, A DISTANCE OF 2645.09 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21;

THENCE N89°41'03" ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 22, A DISTANCE OF 701.60 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE N89°41'03"E ON SAID NORTH LINE, A DISTANCE OF 3236.58 FEET;

THENCE S00°41'58"E ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, A DISTANCE OF 2117.66 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF THE ROCK ISLAND REGIONAL TRAIL AS GRANTED TO EL PASO COUNTY IN THAT WARRANTY DEED RECORDED OCTOBER 21, 1994 IN BOOK 6548 AT PAGE 892 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ON SAID NORTHWESTERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES:

1. S45°55'49"W, A DISTANCE OF 758.36 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22;
2. N89°38'06"E, A DISTANCE OF 36.18 FEET;
3. S45°55'49"W, A DISTANCE OF 3618.92 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27;
4. S89°39'01"W ON SAID NORTH LINE, A DISTANCE OF 36.17 FEET;
5. S45°55'49"W, A DISTANCE OF 344.32 FEET TO THE NORTHEASTERLY CORNER OF A PARCEL OF LAND AS RECORDED UNDER RECEPTION NO. 205132124 OF SAID RECORDS;

THENCE N72°01'49"W ON THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 339.16 TO THE NORTHWESTERLY CORNER OF SAID PARCEL AND BEING A POINT ON THE EASTERLY LINE OF SAID SECTION 28;

THENCE N00°21'45"W ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 115.65 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER;

THENCE N00°21'38"W ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1319.24 TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28;

THENCE S89°47'08"E, A DISTANCE OF 642.53 FEET;

THENCE N00°09'02"E, A DISTANCE OF 3970.28 FEET TO THE POINT OF BEGINNING.

Water Rights Exchange Agreement

This Water Rights Exchange Agreement ("Agreement") is entered into this ____ day of _____, 2018 between 4 Site Investments, LLC, a Colorado limited liability company ("4 Site"), and Spring Creek, LLC, a Colorado limited liability company ("Spring Creek"), referred to herein collectively as the "parties" or individually as a "party."

In consideration of the mutual promises and agreements made herein, the receipt and value of which are expressly acknowledged, the parties hereby enter this Agreement pursuant to the following terms and conditions:

1. Water Rights Conveyances. The water rights conveyances described below, each to be made by a separate special warranty deed and warranted to be owned by the respective parties free of any and all encumbrances and liens, are based on a 100-year aquifer life:

a. 4 Site shall convey to Spring Creek the following:

50,000 acre-feet of groundwater in the Arapahoe aquifer underlying the land as (1) described in Exhibit A to the Colorado Ground Water Commission Findings and Order, Determination No. 511-BD, dated July 22, 2004 and recorded with the El Paso County Clerk and Recorder's office on September 10, 2004, Reception No. 204153948, and (2) changed and amended by Colorado Ground Water Commission Findings and Order No. 511-BD, dated December 3, 2008 and recorded on December 10, 2008 at Reception No. 208130577 of said records, all as quantified in and subject to the terms and provisions of said Groundwater Determination No. 511-BD as so amended.

This is a conveyance of 50,000 acre feet of the 190,000 acre feet of groundwater that 4 Site owns in the Arapahoe aquifer under the above Determination 511-BD. Except for the groundwater rights to be received under this Exchange Agreement, 4 Site disclaims to the benefit of Spring Creek all other Denver Basin groundwater underlying or related to its property purchased from Farm Credit of Southern Colorado, PCA, as described in the Sheriff's Confirmation Deed recorded March 22, 2013 at Reception No. 213037411 of the El Paso County Recorder's Office.

b. Spring Creek shall convey to 4 Site the following:

20,000 acre-feet of Non-Tributary groundwater in the Dawson aquifer underlying the land in Area B, Exhibit B, and described in Exhibit A to the Colorado Ground Water Commission Findings and Order, Determination No. 513-BD dated July 22, 2004 and recorded with the El Paso County Clerk and Recorder's office on September 10, 2004, Reception No. 204153949, all as quantified in and subject to the terms and provisions of said Groundwater Determination No. 513-BD.

5,000 acre-feet of Not Non-Tributary groundwater in the Dawson aquifer underlying the land in Area C, Exhibit B, and described in Exhibit A to the

Colorado Ground Water Commission Findings and Order, Determination No. 513-BD dated July 22, 2004 and recorded with the El Paso County Clerk and Recorder's office on September 10, 2004, Reception No. 204153949, all as quantified in and subject to the terms and provisions of said Groundwater Determination No. 513-BD.

Such conveyances between the parties shall be made no later than October 31, 2018 and recorded with the El Paso County Clerk and Recorder.

2. **1031 Exchange.** The equal exchange of the properties contemplated herein are each a part of an integrated, interdependent, mutual and reciprocal plan. Each party intends to structure the exchange of their respective investment property as a tax deferred exchange pursuant to Section 1031 of the Internal Revenue Code of 1986, as amended. Each party agrees to cooperate with each other in structuring this transaction in compliance with the rules and regulations governing tax deferred exchanges. The closing shall occur as directed by the parties to comply with the parties' intent to structure the proposed transaction as an exchange.

3. **Disclaimer.** Notwithstanding any other provision of this Agreement, the water to be exchanged between the parties is being conveyed "as is" and neither party warrants (a) the suitability or quality of the water to be exchanged for any particular purpose or use, (b) the physical aquifer production or the aquifer life, or (c) water quality of the groundwater from aquifers.

4. **Integration; Amendment.** This Agreement constitutes the entire agreement between the parties, and all prior negotiations and agreements concerning the subject matter of this Agreement are considered merged herein. This Agreement shall not be amended except by a separate written agreement that is signed by both parties.

5. **Headings.** The headings used in this Agreement are descriptive and for convenience only; they are not considered part of this Agreement and shall not be relied on to construe or interpret the terms and conditions herein.

6. **Execution; Authority to Bind.** This Agreement may be executed in counterparts, each of which shall be deemed an original but which collectively shall be considered one Agreement. The signatories to this Agreement represent that they have the requisite authority to bind the parties to the terms and conditions of this Agreement.

IN WITNESS HEREOF, the parties hereby enter into this Agreement as of the date first set forth above.

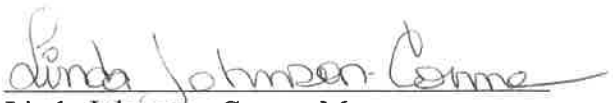
4 Site Investments, LLC (“4 Site”)

Peter R. Martz, Manager

Paul Howard, Manager

Spring Creek, LLC (“Spring Creek”)

Tracy Lee, Manager



Linda Johnson - Conne, Manager


IN WITNESS HEREOF, the parties hereby enter into this Agreement as of the date first set forth above.

4 Site Investments, LLC ("4 Site")

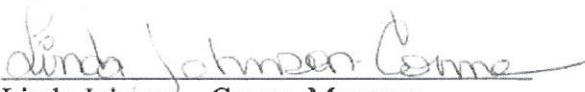
Peter R. Martz, Manager

Paul Howard, Manager

Spring Creek, LLC ("Spring Creek")



Tracy Lee, Manager



Linda Johnson - Conne, Manager

**SPECIAL WARRANTY DEED
(Water Rights)**

THIS DEED is made this 1st day of November, 2018_ between 4 Site Investments, LLC, a Colorado limited liability company ("Grantor") and Spring Creek, LLC, a Colorado limited liability company ("Grantee").

WITNESSETH, that the Grantor, in consideration of funds paid in hand and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the Grantee, its heirs and assigns forever, the groundwater, rights to extract groundwater, and ground water rights, being in the County of El Paso, State of Colorado, described as follows:

50,000 acre-feet of groundwater based on a 100-year supply, or an average of 500 acre-feet annually, in the Arapahoe aquifer, underlying the land as (1) described in Exhibit A to the Colorado Ground Water Commission Findings and Order, Determination No. 511-BD, dated July 22, 2004 and recorded with the El Paso County Clerk and Recorder's office on September 10, 2004, Reception No. 204153948, and (2) changed and amended by Colorado Ground Water Commission Findings and Order No. 511-BD, dated December 3, 2008 and recorded on December 10, 2008 at Reception No. 208130577 of said records, all as quantified in and subject to the terms and provisions of said Groundwater Determination No. 511-BD as so amended.

This is a conveyance of 50,000 acre feet of the 190,000 acre feet of groundwater that Grantor owns in the Arapahoe aquifer under the above Determination 511-BD. Except for the groundwater rights to be received by Grantor from Grantee by the contemporaneous Special Warranty Deed of even date, Grantor disclaims to the benefit of Grantee all other Denver Basin groundwater underlying or related to its property purchased from Farm Credit of Southern Colorado, PCA, as described in the Sheriff's Confirmation Deed recorded March 22, 2013 at Reception No. 213037411 of the El Paso County Recorder's Office.

TOGETHER with all and singular the hereditaments and appurtenances thereunto 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 water rights, with the hereditaments and appurtenances, warranted by Grantor to be owned by Grantor free and clear of any and all encumbrances and liens.

TO HAVE AND TO HOLD the said water rights above bargained and described with the appurtenances, unto the Grantee, its heirs and assigns forever. The Grantor, for itself, its heirs and personal representatives or successors, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained water rights in the quiet and peaceable possession of the Grantee, its heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor.

Chuck Broerman

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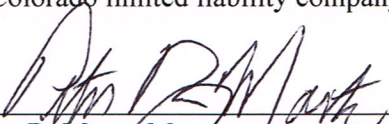
El Paso County, CO



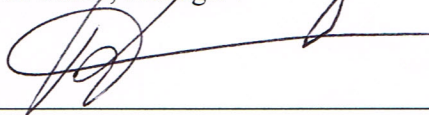
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IN WITNESS HEREOF, the Grantor has executed this deed on the date set forth above.

4 SITE INVESTMENTS, LLC
A Colorado limited liability company



Peter R. Martz, Manager



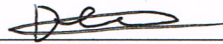
Paul Howard, Manager

County of El Paso)
) ss.
State of Colorado)

The foregoing SPECIAL WARRANTY DEED (Water Rights) was acknowledged before me this 1 day of November, 2018 by Peter R. Martz, Manager, and Paul Howard, Manager, 4 Site Investments, LLC, a Colorado limited liability company.

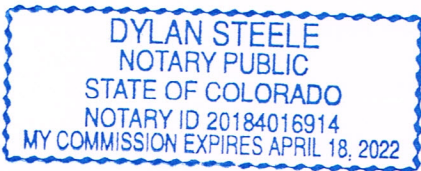
Witness my hand and official seal.

My commission expires April 18, 2022.



Notary Public

[SEAL]



IN THE MATTER OF AN APPLICATION FOR CHANGE OF WATER RIGHT TO CHANGE THE TYPE AND PLACE OF USE OF GROUND WATER - FOR DETERMINATION OF WATER RIGHT NO. 510-BD

APPLICANT: SPRING CREEK LLC AND FOUR WAY RANCH GENERAL PARTNERSHIP

AQUIFER: LARAMIE-FOX HILLS

EXHIBIT C

FINDINGS

In compliance with Section 37-90-111(1)(g), C.R.S., Spring Creek LLC and Four Way Ranch General Partnership (hereinafter "applicants") submitted an application for a change of determination of water right to change the allowed type and place of use of ground water under Determination of Water Right No. 510-BD. Based upon information provided by the applicant and the records of the Division of Water Resources, the Colorado Ground Water Commission (hereinafter "Commission") finds as follows:

1. Pursuant to Section 37-90-107(7), C.R.S., in a Commission Findings and Order dated July 22, 2004, the Commission approved a Determination of Water Right for Four Way Ranch Partnership/Spring Creek, LLC, assigned Determination No. 510-BD. This determination of water right allows the withdrawal of ground water from the Laramie-Fox Hills Aquifer (hereinafter "aquifer"), underlying 8,095 acres, generally described as the W1/2 of Section 1; Sections 2 and 3; the E1/2, the SE1/4 of the NW1/4, the SW1/4 of the SW1/4, and the E1/2 of the SW1/4 of Section 4; the E1/2, a portion of the E1/2 of the W1/2, and the NW1/4 of the NW1/4 of Section 9; Sections 10 and 11; that part of Sections 12, 13, and 14, located northwest of the Highway 24 right-of-way; the NW1/4 and the W1/2 of the SW1/4 of Section 15; most of the E1/2 of Section 16; the E1/2, a portion of the E1/2 of the NW1/4, and a portion of the SW1/4 of Section 21; that part of Sections 22, 23, and 27 located northwest of the Highway 24 right-of-way; the NE1/4 and a portion of the W1/2 of Section 28; a portion of the SE1/4 of Section 29; the N1/2 of the NE1/4 and a portion of the NE1/4 of the NW1/4 of Section 32; and that part of the N1/2 of the NW1/4 of Section 33 located northwest of the Highway 24 right-of-way; all in Township 12 South, Range 64 West of the 6th Principal Meridian, in El Paso County. This area is more completely described in Exhibit A of the above described Findings and Order.
2.
 - a. In accordance with the above Order, the allowed average annual amount of ground water to be withdrawn from the aquifer shall not exceed 2,429 acre-feet.
 - b. The place of use for this allocation of ground water is the above-described 8,095-acre overlying land area.
 - c. The allowed beneficial uses for this allocation are as follows: domestic, livestock watering, lawn irrigation, commercial, industrial and replacement supply.
3. Pursuant to Section 37-90-107(7)(c)(III), C.R.S., an approved determination of water right shall be considered a final determination of the amount of ground water so determined, subject to adjustment by the Commission to conform to actual site-specific aquifer characteristics.

ROBERT C. "BOB" BALINK El Paso County, CO
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4. By an application for change of determination of water right received complete by the Commission on October 9, 2008, the applicants have requested:
 - a. To change the place of use of the subject determination of water right so as to include the service area of Woodmen Hills Metropolitan District service area boundaries. The service area of Woodmen Hills Metropolitan District is located within the boundaries of the Upper Black Squirrel Creek Designated Ground Water Basin.
 - b. To change the type of use so as to include municipal by the Four-Way Ranch Metropolitan District (the service area of which is located within the 8,905 acres originally approved as a place of use), and municipal use by the Woodmen Hills Metropolitan District.
 - c. To change the type of use to include augmentation.
5. In accordance with Section 37-90-112(1) and Section 37-90-111(1)(g), C.R.S., the requested change of determination of water right was published in the Ranchland News newspaper on October 23 and 30, 2008.
6. No objections to the proposed change were received within the time limit set by statute.
7. In accordance with Section 37-90-111(1)(g), C.R.S., and the Designated Basin Rules, 2 CCR 410-1, the Colorado Ground Water Commission finds that the proposed change of determination of water right will not cause material injury to the existing rights of other appropriators within the Upper Black Squirrel Creek Designated Ground Water Basin, subject to the conditions stated in the following Order.

ORDER

Now, therefore, the Colorado Ground Water Commission orders that the application for change of water right to change the type and place of use of ground water for Determination of Water Right No. 510-BD is approved, subject to the following conditions:

8. The place of use is limited to the 8,905 acres originally approved as a place of use, and the service area of the Woodmen Hills Metropolitan District. The approved service area of Woodmen Hills Metropolitan District must be located within the boundaries of the Upper Black Squirrel Creek Designated Ground Water Basin.
9. The type of use is limited to domestic, livestock watering, lawn irrigation, commercial, industrial, replacement, augmentation and municipal by the Four-Way Ranch Metropolitan District and the Woodmen Hills Metropolitan District.
10. The Commission's Findings and Order of July 22, 2004, for Determination of Water Right No. 510-BD, is hereby amended to incorporate the above change. All other terms and conditions in the Findings and Order for Determination of Water Right No. 510-BD shall remain in full force and effect.

Dated this 3rd day of December, 2008.



Dick Wolfe, P.E.
Executive Director
Colorado Ground Water Commission

By: Keith Vander Horst

Keith Vander Horst, P.E.
Water Resource Engineer

Prepared by: MAP

**COLORADO GROUND WATER COMMISSION
FINDINGS AND ORDER**

IN THE MATTER OF AN APPLICATION FOR DETERMINATION OF WATER RIGHT TO ALLOW THE WITHDRAWAL OF GROUND WATER IN THE UPPER BLACK SQUIRREL CREEK DESIGNATED GROUND WATER BASIN

APPLICANT: FOUR WAY RANCH PARTNERSHIP / SPRING CREEK LLC

AQUIFER: LARAMIE-FOX HILLS

DETERMINATION NO.: **510-BD**

In compliance with Section 37-90-107(7), C.R.S., and the Designated Basin Rules, 2 CCR 410-1, Four Way Ranch Partnership / Spring Creek, L.L.C., (hereinafter "applicant") submitted an application for determination of water right to allow the withdrawal of designated ground water from the Laramie-Fox Hills Aquifer.

FINDINGS

1. The application was received complete by the Colorado Ground Water Commission on September 10, 2003.
2. The applicant requests a determination of rights to designated ground water in the Laramie-Fox Hills Aquifer (hereinafter "aquifer") underlying 8,095 acres, generally described as the W1/2 of Section 1; Sections 2 and 3; the E1/2, the SE1/4 of the NW1/4, the SW1/4 of the SW1/4, and the E1/2 of the SW1/4 of Section 4; the E1/2, a portion of the E1/2 of the W1/2, and the NW1/4 of the NW1/4 of Section 9; Sections 10 and 11; that part of Sections 12, 13, and 14, located northwest of the Highway 24 right-of-way; the NW1/4 and the W1/2 of the SW1/4 of Section 15; most of the E1/2 of Section 16; the E1/2, a portion of the E1/2 of the NW1/4, and a portion of the SW1/4 of Section 21; that part of Sections 22, 23, and 27 located northwest of the Highway 24 right-of-way; the NE1/4 and a portion of the W1/2 of Section 28; a portion of the SE1/4 of Section 29; the N1/2 of the NE1/4 and a portion of the NE1/4 of the NW1/4 of Section 32; and that part of the N1/2 of the NW1/4 of Section 33 located northwest of the Highway 24 right-of-way; all in Township 12 South, Range 64 West of the 6th Principal Meridian, in El Paso County. According to a signed statement dated June 23, 2003, the applicant owns the 8,095 acres of land, as further described in said affidavit which is attached hereto as Exhibit A, and claims control of the ground water in the aquifer underlying this land area.
3. The proposed annual amount of ground water to be allocated and withdrawn from the aquifer for intended beneficial uses is the maximum allowable amount.
4. The above described land area overlying the ground water claimed by the applicant is located within the boundaries of the Upper Black Squirrel Creek Designated Ground Water Basin and within the Upper Black Squirrel Creek Ground Water Management District. The Colorado Ground Water Commission (hereinafter "Commission") has jurisdiction.

Robert C. Balink El Paso Cty, CO

09/10/2004 03:51

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Rec \$130.00 1 of 26

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5. The applicant intends to apply the allocated ground water to the following beneficial uses: domestic, livestock watering, lawn irrigation, commercial, industrial and replacement supply. The applicant's proposed place of use of the allocated ground water is the above described 8,095 acre land area.
6. The quantity of water in the aquifer underlying the 8,095 acres of land claimed by the applicant is 242,850 acre-feet. This determination was based on the following as specified in the Designated Basin Rules:
 - a. The average specific yield of the saturated permeable material of the aquifer underlying the land under consideration that could yield a sufficient quantity of water that may be extracted and applied to beneficial use is 15 percent.
 - b. The average thickness of the saturated permeable material of the aquifer underlying the land under consideration that could yield a sufficient quantity of water that may be extracted and applied to beneficial use is 200 feet.
7. At this time, there is no substantial artificial recharge that would affect the aquifer within a one hundred year period.
8. Pursuant to Section 37-90-107(7), C.R.S., and in accordance with the Designated Basin Rules, the Commission shall allocate ground water in the aquifer based on ownership of the overlying land and an aquifer life of one hundred years. Therefore, the maximum average annual amount of ground water in the aquifer that may be allocated for withdrawal pursuant to the data in the paragraphs above for the 8,095 acres of overlying land claimed by the applicant is 2,429 acre-feet.
9. The ability of wells permitted to withdraw the authorized amount of water from this non-renewable aquifer may be less than the one hundred years upon which the amount of water in the aquifer is allocated, due to anticipated water level declines.
10. In accordance with Rule 5.3.6 of the Designated Basin Rules, it has been determined that withdrawal of ground water from the aquifer underlying the 8,095 acres of land claimed by the applicant will not, within one hundred years, deplete the flow of a natural stream or its alluvial aquifer at an annual rate greater than one-tenth of one percent of the annual rate of withdrawal and, therefore, the ground water is nontributary ground water as defined in Rule 4.2.19 of the Designated Basin Rules. No more than 98% of the amount of ground water withdrawn annually shall be consumed, as required by the Designated Basin Rules.
11. A review of the records in the Office of the State Engineer has disclosed that none of the water in the aquifer underlying the land claimed by the applicant has been previously allocated or permitted for withdrawal.
12. Pursuant to Section 37-90-107(7)(c)(III), C.R.S., an approved determination of water right shall be considered a final determination of the amount of ground water so determined; except that the Commission shall retain jurisdiction for subsequent adjustment of such amount to conform to the actual local aquifer characteristics from adequate information obtained from well drilling or test holes.

13. In accordance with Section 37-90-107(7), C.R.S., upon Commission approval of a determination of water right, well permits for wells to withdraw the authorized amount of water from the aquifer shall be available upon application, subject to the conditions of this determination and the Designated Basin Rules and subject to approval by the Commission.
14. On February 4, 2004, in accordance with Rule 9.1 of the Designated Basin Rules, a letter was sent to the Upper Black Squirrel Creek Ground Water Management District requesting written recommendations concerning this application. No written recommendations from the district were received.
15. The Commission Staff has evaluated the application relying on the claims to control of the ground water in the aquifer made by the applicant.
16. In accordance with Sections 37-90-107(7) and 37-90-112, C.R.S., the application was published in the Gazette newspaper on February 12 and 19, 2004.
17. No objections to the determination of water right and proposed allocation of ground water were received within the time limit set by statute.
18. In order to prevent unreasonable impairment to the existing water rights of others within the Upper Black Squirrel Creek Designated Ground Water Basin it is necessary to impose conditions on the determination of water right and proposed allocation of ground water. Under conditions as stated in the following Order, no unreasonable impairment of existing water rights will occur from approval of this determination of water right or from the issuance of well permits for wells to withdraw the authorized amount of allocated ground water from the aquifer.


ORDER

In accordance with Section 37-90-107(7), C.R.S., and the Designated Basin Rules, the Colorado Ground Water Commission orders that the application for determination of rights to designated ground water in the Laramie-Fox Hills Aquifer underlying 8,095 acres of land, generally described as the W1/2 of Section 1; Sections 2 and 3; the E1/2, the SE1/4 of the NW1/4, the SW1/4 of the SW1/4, and the E1/2 of the SW1/4 of Section 4; the E1/2, a portion of the E1/2 of the W1/2, and the NW1/4 of the NW1/4 of Section 9; Sections 10 and 11; that part of Sections 12, 13, and 14, located northwest of the Highway 24 right-of-way; the NW1/4 and the W1/2 of the SW1/4 of Section 15; most of the E1/2 of Section 16; the E1/2, a portion of the E1/2 of the NW1/4, and a portion of the SW1/4 of Section 21; that part of Sections 22, 23, and 27 located northwest of the Highway 24 right-of-way; the NE1/4 and a portion of the W1/2 of Section 28; a portion of the SE1/4 of Section 29; the N1/2 of the NE1/4 and a portion of the NE1/4 of the NW1/4 of Section 32; and that part of the N1/2 of the NW1/4 of Section 33 located northwest of the Highway 24 right-of-way; all in Township 12 South, Range 64 West of the 6th Principal Meridian, is approved subject to the following conditions:

19. The allocated average annual amount of ground water to be withdrawn from the aquifer shall not exceed 2,429 acre-feet. The allowed maximum annual amount of withdrawal may exceed the allowed average annual amount of withdrawal as long as the total volume of water withdrawn does not exceed the product of the number of years since the date of approval of this determination times the allowed average annual amount of withdrawal.
20. To conform to actual aquifer characteristics, the Commission may adjust the allocated average annual amount of ground water to be withdrawn from the aquifer based on analysis of geophysical logs or other site-specific data if such analysis indicates that the initial estimate of the volume of water in the aquifer was incorrect.
21. No more than 98% of the ground water withdrawn annually shall be consumed. The Commission may require well owners to demonstrate periodically that no more than 98% of the water withdrawn is being consumed.
22. The use of ground water from this allocation shall be limited to the following uses: domestic, livestock watering, lawn irrigation, commercial, industrial and replacement supply. The place of use shall be limited to the above described 8,095 acre land area.
23. The applicant, or subsequent persons controlling this water right, shall record in the public records of the county - in which the claimed overlying land is located - notice of transfer of any portion of this water right to another within sixty days after the transfer, so that a title examination of the above described 8,095 acre land area, or any part thereof, shall reveal the changes affecting this water right. Such notice shall consist of a signed and dated deed which indicates the determination number, the aquifer, a description of the above described land area, the annual amount of ground water (acre-feet) transferred, name of the recipient, and the date of transfer.
24. Subject to the above conditions, well permits for wells to withdraw the authorized annual amount of water from the aquifer shall be available upon application subject to approval by the Commission and the following conditions:
 - a. The wells shall be located on the above described 8,095 acre overlying land area.
 - b. The wells must be constructed to withdraw water from only the Laramie-Fox Hills Aquifer. Upon application for a well permit to construct such a well, the estimated top and base of the aquifer at the proposed well location will be determined by the Commission and indicated on the approved well permit. Plain non-perforated casing must be installed, grouted and sealed to prevent diversion of ground water from other aquifers and the movement of ground water between aquifers.
 - c. The entire depth of each well must be geophysically logged prior to installing the casing as set forth in Rule 9 of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7.
 - d. Each well shall be constructed within 200 feet of the location specified on the approved well permit, but must be more than 600 feet from any existing large-capacity well completed in the same aquifer.

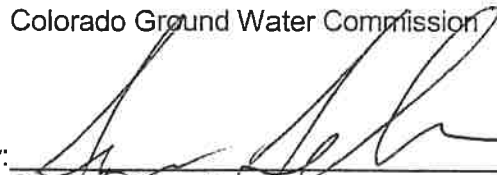
- e. The wells may withdraw the allowed average annual amount of water from the aquifer together in any combination. The total combined annual withdrawal of the wells shall not exceed the allowed average annual amount described in this Order.
 - f. A totalizing flow meter or other Commission approved measuring device shall be installed on each well and maintained in good working order by the well owner. Annual diversion records shall be collected and maintained by the well owner and submitted to the Commission or the Upper Black Squirrel Creek Ground Water Management District upon their request.
 - g. The well owner shall mark the well in a conspicuous place with the permit number and the name of the aquifer. The well owner shall take necessary means and precautions to preserve these markings.
25. A copy of this Findings and Order shall be recorded by the applicant in the public records of the county – in which the claimed overlying land is located - so that a title examination of the above described 8,095 acre overlying land area, or any part thereof, shall reveal the existence of this determination.

Dated this 22nd day of July, 2004.



Hal D. Simpson
Executive Director
Colorado Ground Water Commission

By:



Suzanne M. Sellers, P.E.
Designated Basins Chief

Prepared by: EBT

FIND-116-04

EXHIBIT A

Page 1 of 21

GWS-1 (Rev, Sept 1996)

STATE OF COLORADO
OFFICE OF THE STATE ENGINEER
DIVISION OF WATER RESOURCES

NONTRIBUTARY GROUND WATER LANDOWNERSHIP STATEMENT

I (we) Four Way Ranch Partnership/Spring Creek LLC

(Name)

claim and say that I (we) am (are) the owner(s) of the following described property consisting of 8095 acres in the County of El Paso, State of Colorado:

See Attached Legal Description And Map

and, that the ground water sought to be withdrawn from the Laramie Fox Hills aquifer underlying the above-described land has not been conveyed or reserved to another, nor has consent been given to it's withdrawal by another.

Further, I (we) claim and say that I (we) have read the statements made herein; know the contents hereof; and that the same are true to my (our) own knowledge.

W. T. [Signature] 4/23/03
(Signature) (Date)

Linda Johnson-Conne 6/23/03
(Signature) (Date)

INSTRUCTIONS:

Please type or print neatly in black ink. This form may be reproduced by photocopy or word processing means. See additional instructions on back.

Legal Description: Parcel 4200000164

That part of N2, N2 lying East of Eastonville Road
Sec. 28-12-64
Total 140 Acres

Legal Description: Parcel 4200000165

SW4, That part of S2N2 Lying east of Eastonville Road, Sec 28-12-64
That Part of SE4 Lying east of Eastonville Road Sec 29-12-64
That Part of N2N2 Lying east of Eastonville Road Sec 32-12-64
That Part of N2NW4 Lying west of CRI & P RY Sec 33-12-64
Total 556 Acres

Legal Description: Parcel 4200000190

W2, SE4, W2NE4, Sec 2-12-64
All EX RD Sec 3-12-64
Total 1268.7 Acres

Legal Description: Parcel 4200000191

E2NE4 Sec 4-12-64
Total 87.3 Acres

Legal Description: Parcel 4200000192

SW4NE4, S2NW4, S2 Sec 10-12-64
Total 440 Acres

Legal Description: Parcel 4200000193

N2NW4, E2, Part of S2NW4, SW4 Lying East of W R/W Line of CO. Road, Sec 9-12-64
E2, Part of NE4NW4 Lying East of W R/W Line of CO Road, Sec 16-12-64
Total 900.7 Acres

Legal Description: Parcel 4200000194

W2 W/MR Sec 1-12-64
E2NE4 Sec 2-12-64
SW4 L/2MR, N2, SE4 EX RD, W/MR Sec 11-12-64
All Lying NW of CRI & P RY W/MR Sec 12-12-64
All Lying NW of CRI & P RY W/MR Sec 13-12-64
All Lying NW of CRI & P RY W/MR Sec 14-12-64
That Part of N2 and of N2S2 Lying NWLY OF R/W OF US HWY 24 W/4MR Sec 23-12-64

EXHIBIT A

Page 3 of 21

W2SW4, NW4 Sec 15-12-64

All Lying NW of R/W CRI & P Sec 22-12-64

That Part of NW4NE4 and of NW4 and of NW2SW4 Lying NW of RW of CRI & P RY
Sec 27-12-64

Total 3631.7 Acres

Legal Description: Parcel 4200000195

R/W of OLD C&S RY, ALL Lying E of R/W Sec 21-12-64

Total 461.0 Acres

Legal Description: Parcel 4204000001

SE4, SW4SW4, E2SW4, SE4NW4, W2NE4, Sec 4-12-64

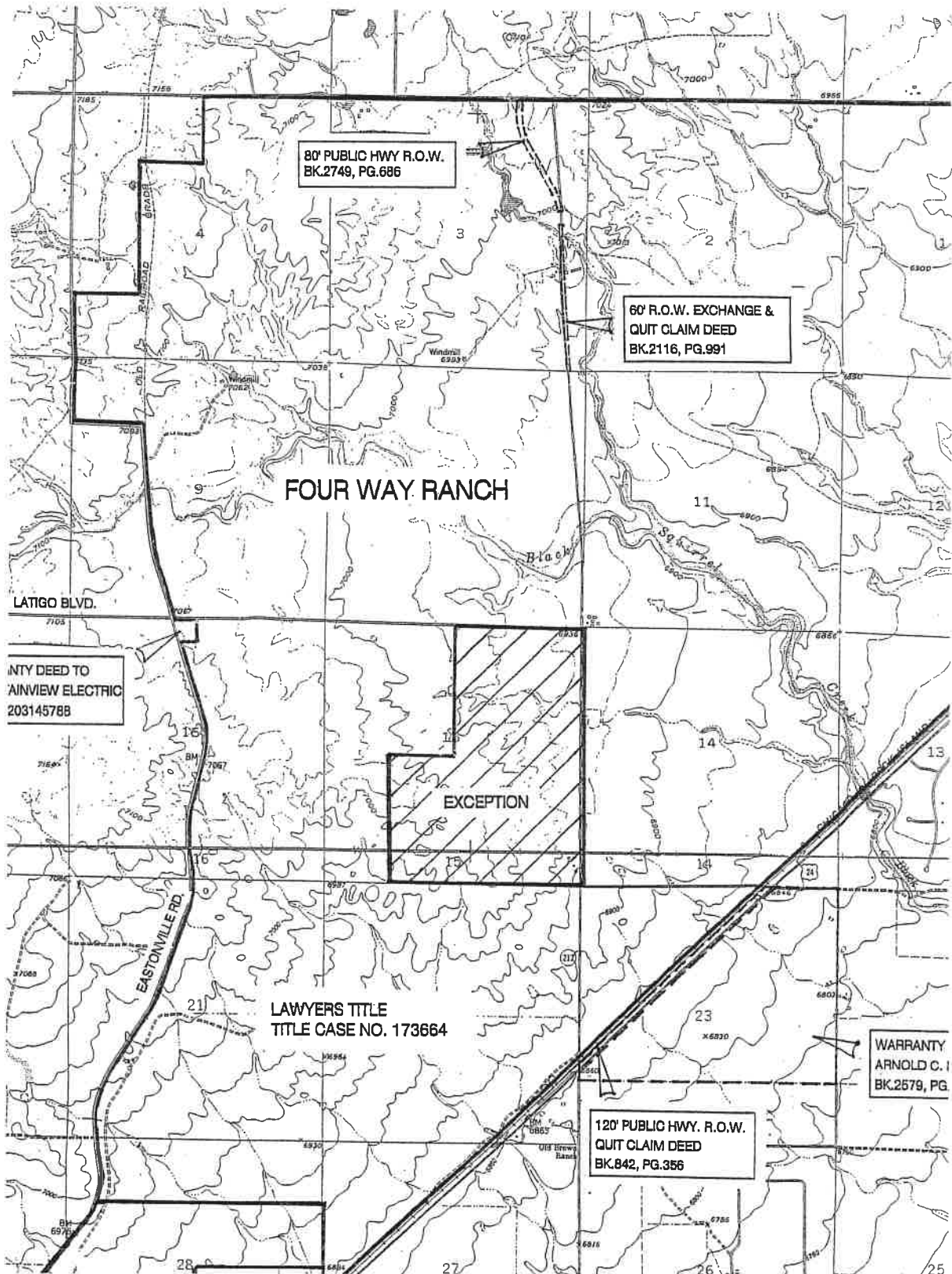
Total 410.0 Acres

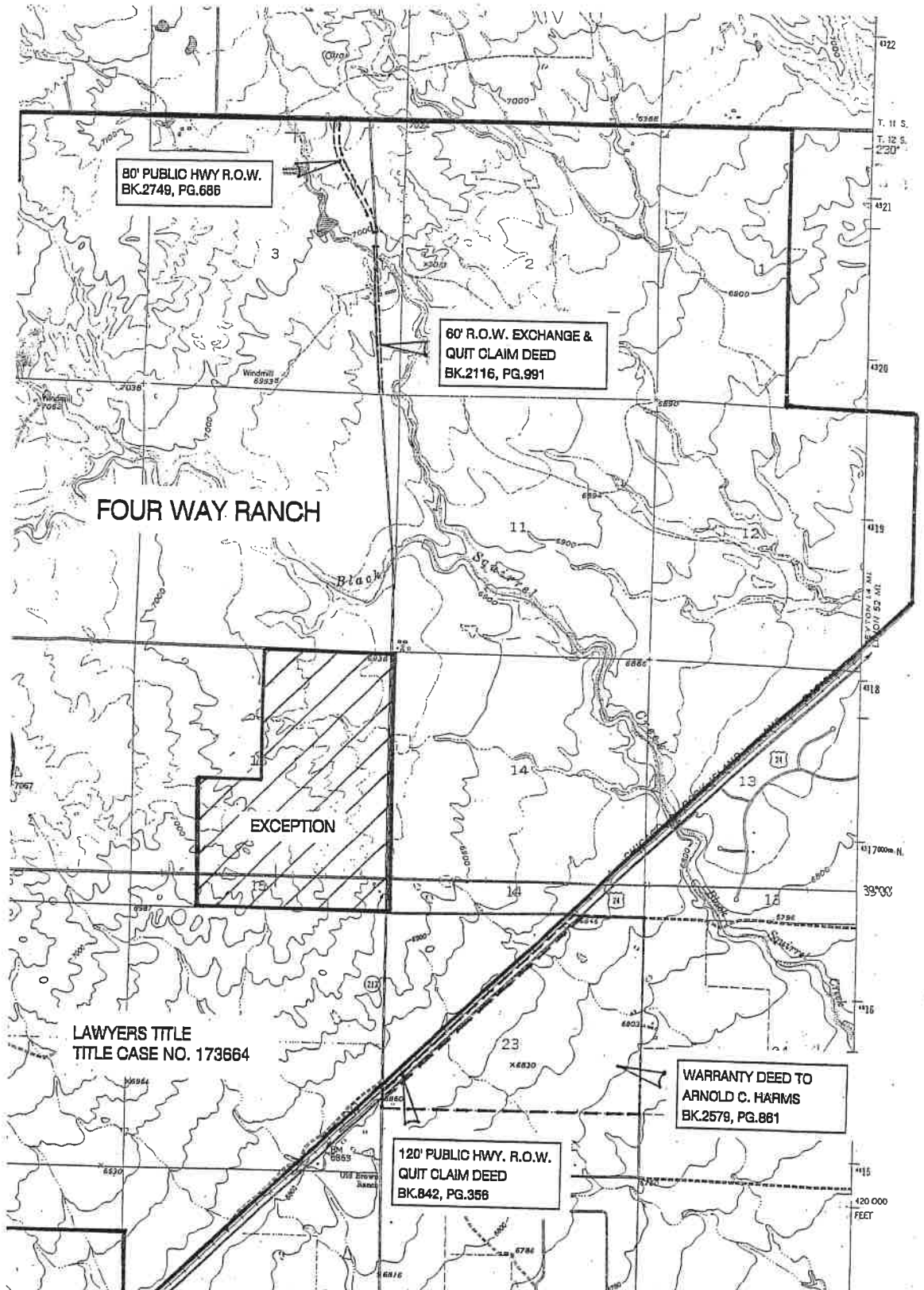
Legal Description Parcel No: 42000000014

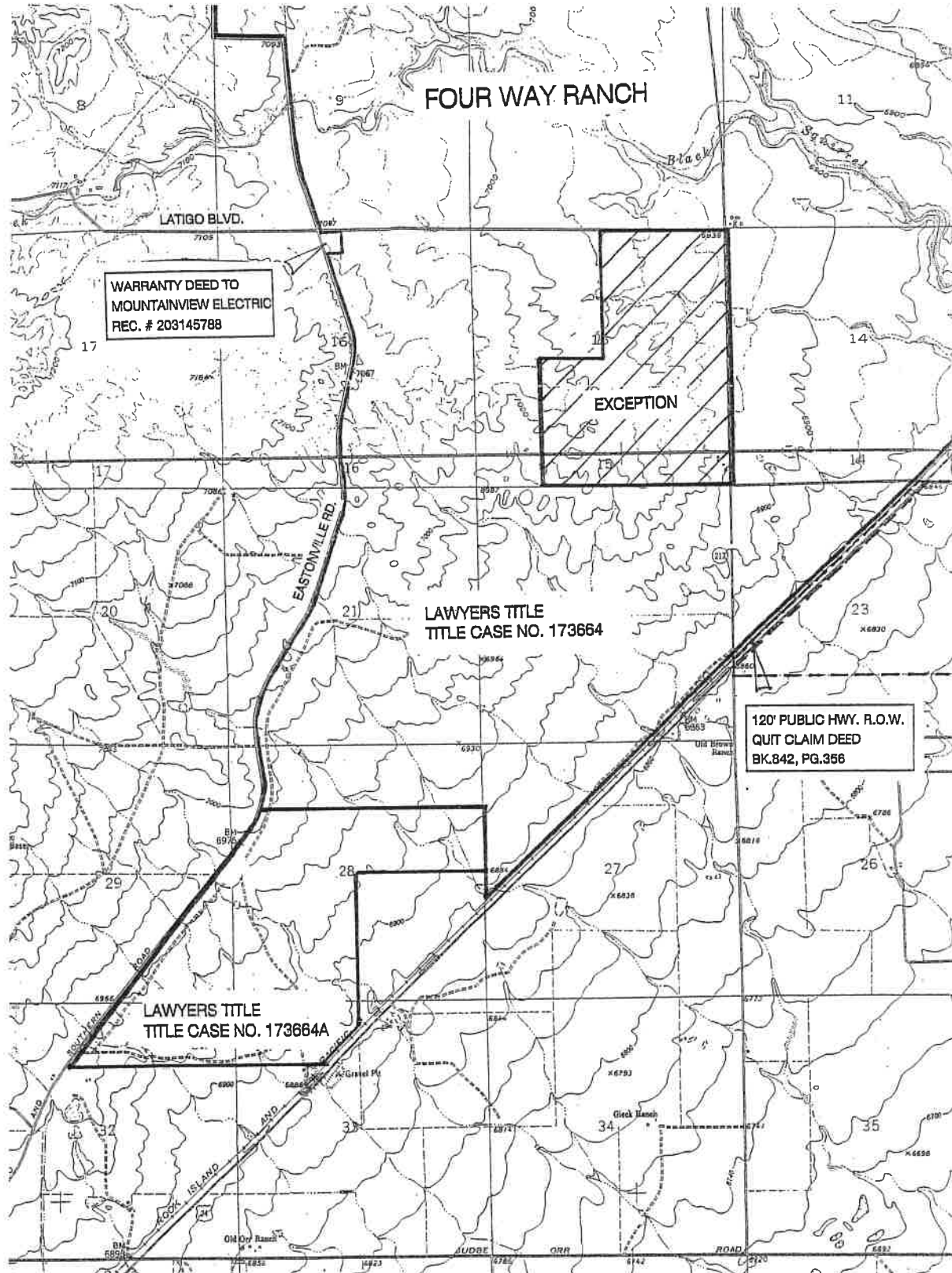
N2N2, SE4NE4 W/MR SEC 10-12-64

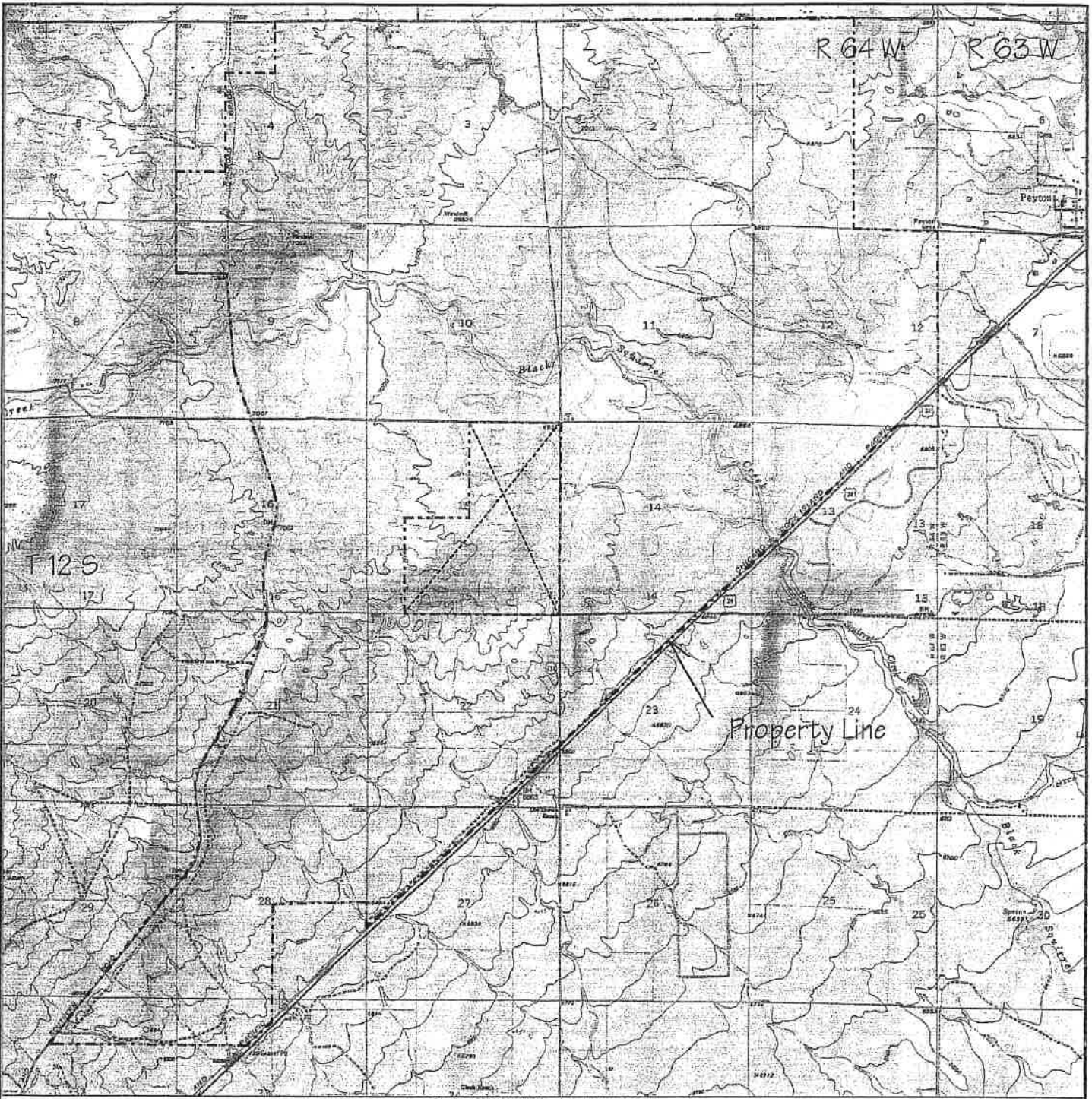
Total 200 Acres

Grand Total 8095 Acres









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Scale 1" = 4000'

Location Map

Wm Curtis Wells & Co.
consulting ground water geologists

Figure 1

COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

1. EFFECTIVE DATE: August 4, 2003 at 7:30 a.m. CASE NO. 173664

2. POLICY OR POLICIES TO BE ISSUED:

(a) X ALTA OWNER'S POLICY 1992 AMOUNT \$
ALTA RESIDENTIAL TITLE INSURANCE POLICY-1987 PURCHASE PRICE
PROPOSED INSURED:

A PURCHASER TO BE DETERMINED

(b) ALTA LOAN POLICY, (10-17-92) AMOUNT \$
PROPOSED INSURED:

(c) AMOUNT \$
PROPOSED INSURED:

3. TITLE TO THE FEE SIMPLE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS AT THE EFFECTIVE DATE HEREOF VESTED IN :

FOUR WAY RANCH, A COLORADO GENERAL PARTNERSHIP

4. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED ON SCHEDULE A-4 ATTACHED

For title questions, please call Clark Hollis at (719) 475-8850.
For closing questions, please call

This Commitment supersedes Commitment No. 173664 C-6, which is hereby canceled.

Schedule A-Page 1 Commitment No. 173664 C-7 mc
This commitment is invalid unless the Insuring Provisions and Schedules A & B are attached.

CASE NO. 173664

SCHEDULE A-4 (DESCRIPTION PAGE)

THE WEST HALF OF SECTION 1;

ALL OF SECTION 2;

ALL OF SECTION 3, EXCEPTING THOSE PORTIONS CONVEYED TO EL PASO COUNTY IN DEEDS RECORDED IN BOOK 2116 AT PAGE 991 AND IN BOOK 2749 AT PAGE 686;

THE SOUTHEAST QUARTER, THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4;

THE NORTH HALF OF THE NORTHWEST QUARTER, AND THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND OF THE SOUTHWEST QUARTER LYING EAST OF THE COUNTY ROAD ADJOINING THE RIGHT OF WAY OF THE COLORADO AND SOUTHERN RAILWAY ON THE WEST, AND THE EAST HALF, ALL IN SECTION 9;

ALL OF SECTION 10;

ALL OF SECTION 11;

THE NORTH HALF, THE SOUTHWEST QUARTER, THE NORTH HALF OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER LYING NORTH AND WEST OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY ALL IN SECTION 12;

ALL OF SECTION 13 LYING NORTH AND WEST OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY;

THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE NORTH HALF OF THE SOUTHEAST QUARTER, THE NORTH HALF AND THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER LYING NORTH AND WEST OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY, ALL IN SECTION 14;

THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 15;

ALL THAT PORTION OF SECTION 16 LYING EAST OF SAID COUNTY ROAD, EXCEPTING THEREFROM, THAT PORTION THEREOF CONVEYED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. BY DEED RECORDED JUNE 27, 2003 AT RECEPTION NO. 203145788;

THE EAST HALF AND THAT PORTION OF THE WEST HALF OF SECTION 21 LYING EAST OF SAID COUNTY ROAD;

THAT PORTION OF SECTION 22 LYING NORTHWEST OF THE RIGHT OF WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILWAY;

THE NORTH HALF AND THE NORTH HALF OF THE SOUTH HALF OF SECTION 23 EXCEPT THAT PORTION CONVEYED IN WARRANTY DEED RECORDED IN BOOK 2579 AT PAGE 861, AND EXCEPT THAT PORTION

*****CONTINUED**

LEGAL DESCRIPTION
CONTINUED

CASE NO. 173664

CONVEYED TO EL PASO COUNTY IN DEED RECORDED IN BOOK 842 AT PAGE 356, AND EXCEPT ANY PORTION FOUND TO BE LYING WITHIN THE RIGHT OF WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD.

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND OF THE NORTHWEST QUARTER, AND OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING NORTHWEST OF THE RIGHT OF WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILWAY ALL IN SECTION 27;

THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 28 AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 28 LYING EAST OF THE COUNTY ROAD (EASTONVILLE ROAD);

ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

SCHEDULE B--SECTION 1
REQUIREMENTS

CASE NO. 173664

THE FOLLOWING ARE THE REQUIREMENTS TO BE COMPLIED WITH:

- item a PAYMENT TO OR FOR THE ACCOUNT OF THE GRANTORS OR MORTGAGORS OF THE FULL CONSIDERATION FOR THE ESTATE OR INTEREST TO BE INSURED.
- item b PROPER INSTRUMENT(S) CREATING THE ESTATE OR INTEREST TO BE INSURED MUST BE EXECUTED AND FULLY FILED FOR RECORD TO WIT:
 - 1. Warranty Deed from FOUR WAY RANCH, A COLORADO GENERAL PARTNERSHIP vesting fee simple title in the purchaser. (The deed from the partnership must be executed by its general partners, who the public records indicate as being: LINDA D. JOHNSON-CONNOR AND W. TRACY LEE, PARTNERS AND CO-MANAGERS.)
- item C Such further requirements as may be deemed necessary by the Company when the identity of the proposed insured has been established to the satisfaction of the Company.

RECORDING FEES: \$1.00 PER DOCUMENT; \$5.00 PER PAGE
TITLE INSURANCE CHARGES: AMOUNT:
OWNER'S POLICY (TBD)

SCHEDULE B-SECTION 1 - COMMITMENT NO. 173664 C-7 mc

This Commitment is invalid unless the Insuring Provisions and Schedules A & B are attached.

CASE NO. 173664

SCHEDULE B--SECTION 2
EXCEPTIONS

THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
6. Any and all unpaid taxes, assessments and unredeemed tax sales.
7. Unpatented mining claims; reservations or exceptions in patents or in acts authorizing insurance thereof; water rights, claims or title to water including but not limited to that certain reservation of all minerals, ores and metals of every kind and character and all coal, asphaltum, oil and other like substances in or under said land and the right of ingress and egress for the purpose of mining, together with enough of the surface of same as may be necessary for the proper and convenient working of such minerals and substances as contained in State School Patent recorded in Book 290 at Page 169 and a reservation of all coal as contained in United States Patent recorded in Book 290 at Page 277. (Sections 15 & 16).
8. Any and all ditch and ditch rights, reservoir and reservoir rights, pipelines and all easements and appurtenances thereto including, but not limited to those associated with the Carrick Ditch and pipeline, the Ford White Ditch No. 2, the Hay Creek Reservoir, the Ford White Ditch No. 1, the Railroad Ditch, the Last Chance Ditch and the First Chance Ditch as evidenced in Deeds recorded in Book 1769 at Page 195 and Book 2233 at Page 646.

*****CONTINUED**

Exceptions numbered NONE are hereby omitted.

The Owner's Policy to be issued, if any, shall contain the following items in addition to the ones set forth above:

- (1) The Deed of Trust, if any, required under Schedule B-Section 1, item (b).

SCHEDULE B-SECTION 2 - COMMITMENT NO. 173664 C-7 mc

This commitment is invalid unless the Insuring Provisions and schedules A & B are attached

SCHEDULE B
EXCEPTIONS CONTINUED

CASE NO. 173664

9. Rights of others in and to the continued and uninterrupted flow of Black Squirrel Creek and its tributaries as the same may be found to be coursing through the subject premises.
10. Any right, title, claim or interest of the public in and to any roadway or highway including, but not limited to claims associated with the "Road Order" recorded in Book A at Page 78 and with the right of way of West Scott Road as described in instruments recorded in Book 1810 at Page 396 and recorded November 29, 1997 at Reception No. 97136695.
11. Reservation of 3/4 interest of all oil, gas and other minerals as evidenced in Deed recorded in Book 1688 at Page 500 and in Book 1781 at Page 328. (Section 23)
12. Reservation to the Federal Land Bank of Wichita an undivided one-half interest in and to all oil, gas and mineral rights as contained in Book 1128 at Page 83. Mineral Deed to Lee A. Adams conveying one-fourth interest in and to said minerals recorded in Book 1474 at Page 564 and Mineral Deed to Malco Refineries, Inc. conveying three-sixteenths interest in and to said minerals recorded in Book 1475 at Page 438. Notice of Proper Address and Claim of Interest to perpetuate mineral ownership recorded September 28, 1993 in Book 6269 at Page 1094. Conveyance Assignment and Bill of Sale from Atlantic Richfield Company to Morgan Capital Group recorded in Book 6465 at Page 1485. Quit Claim Deed recorded in connection to said reservation on June 23, 1995 in Book 6671 at Page 147, and Personal Representative's Deed recorded May 29, 1998 at Reception No. 98072480. (N 1/2, N 1/2 S 1/2 Section 23)
13. Reservation of all oil, including the right to enter said land to prospect or drill for oil and the right to remove the same. It is understood that if oil should be found, the grantee (Elisha Baker) herein shall receive 1% royalty as evidenced in Book 598 at Page 239. (Section 1)
14. Reservation of oil, including the right to enter said land to prospect or drill for oil and the right to remove the same. It is understood that if oil should be found, the grantee (R. S. Robinson) herein shall receive 1% royalty as evidenced in Book 658 at Page 202. (Sections 1 and 2)

*****CONTINUED**

SCHEDULE B
EXCEPTIONS CONTINUED

CASE NO. 173664

15. Right of way 50 feet in width for Fidelity Ditch, together with the right to build a headgate or dam across the Black Squirrel Creek recorded in Book 402 at Page 544. (Section 13)
16. Reservation to Arthur H. Norden and Eva Norden an undivided one-half interest in and to all mineral, oil rights in or under said land and the right of ingress and egress contained in Book 1286 at Page 355. Mineral Deed to John E. Stanford recorded in Book 2084 at Page 628. Mineral Deed to Harry Goltz recorded in Book 1996 at Page 707. Quit Claim Deed to Claro Royalty, Inc. recorded in Book 2238 at Page 949. (SW 1/4 Section 11, NW 1/4 Section 14)
17. Conveyance of undivided one-half interest in and to all oil, gas, casinghead gas, gasoline Royalty and Royalty in other minerals that may be mined from subject premises, together with the right of ingress and egress for the purpose of mining, drilling and exploring for a period of 35 years or as long thereafter as oil, gas or other minerals is produced or mined from said lands as evidenced in Deed recorded in Book 1265 at Page 294.
18. Inclusion of the subject property within the Black Squirrel Soil Conservation District as evidenced by Certificate recorded August 13, 1945, in Book 957 at Page 277.
19. Right of Way and/or Easement, given to Mountain View Electric, for electrical purposes, as described in instrument, recorded December 21, 1964 in Book 2049 at Page 890.
20. Right of Way and/or Easement, given to the Mountain States Telephone and Telegraph Company, for communication purposes, as described in instrument, recorded April 2, 1973 in Book 2574 at Page 302. (Section 23)
21. Right of Way and/or Easement, given to Mountain View Electric Association, for electrical purposes, as described in instrument, recorded March 29, 1964 in Book 1852 at Pages 370, 374 and 377, recorded June 24, 1968 in Book 2240 at Page 442 and recorded November 8, 1996 at Reception No. 96142336. (Sections 12, 14, 16, 17 and 23)

*****CONTINUED**

SCHEDULE B
EXCEPTIONS CONTINUED

CASE NO. 173664

22. Right of Way and/or Easement, given to American Telephone and Telegraph Company, for communication purposes, the exact location of which is not specified, recorded October 14, 1963 in Book 1980 at Page 448 and recorded November 18, 1963 in Book 1986 at Page 795. Rule and Order recorded in conjunction therewith on April 24, 1997 at Reception No. 97046029.
23. Right of Way and/or Easement, given to Colorado Telephone Company, for communication purposes, as described in instrument, recorded January 9, 1905 in Book 358 at Page 542. Conveyance to the Mountain States Telephone and Telegraph Company recorded in Book 482 at Page 190.
24. Right of Way for pipeline purposes for the benefit of Diamond Shamrock Pipeline Company the existence of which is evidenced by Rule and Order recorded April 24, 1997 at Reception No. 97046029. (Sections 21 and 28)
25. Terms, conditions, provisions, obligations and easements as contained in and created by Temporary Construction Easement Agreements recorded October 4, 2001 at Reception Nos. 201145336, 201145337 and 201145338. (Sections 10 and 11)
26. Right of Way and/or Easement, given to American Telephone and Telegraph Company, for communication purposes, the exact location of which is not specified, recorded May 7, 1956 in Book 1568 at Pages 568 and 570. (Sections 3 and 4)

Informational Note:

The subject premises appears to be affected by Zoning Resolution recorded in Book 1921 at Page 323.

Colorado Revised Statutes S10-11-122 requires that "every title insurance agent or title insurance company" shall provide, along with each title commitment issued, the following statement:

- (a) That the subject real property may be located in a special taxing district;
- (b) That a certificate of taxes due listing each taxing jurisdiction may be obtained from the county treasurer or the county treasurer's authorized agent;
- (c) That information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder or the County Assessor.

COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

1. EFFECTIVE DATE: August 11, 2003 at 7:30 a.m. CASE NO. 173664A

2. POLICY OR POLICIES TO BE ISSUED:

(a) X ALTA OWNER'S POLICY 1992 AMOUNT \$
ALTA RESIDENTIAL TITLE INSURANCE POLICY-1987 PURCHASE PRICE
PROPOSED INSURED:

A PURCHASER TO BE DETERMINED

(b) ALTA LOAN POLICY, (10-17-92) AMOUNT \$
PROPOSED INSURED:

(c) AMOUNT \$
PROPOSED INSURED:

3. TITLE TO THE FEE SIMPLE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS AT THE EFFECTIVE DATE HEREOF VESTED IN :

SPRING CREEK, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO PARCEL A;
MERIDIAN MEADOWS, A COLORADO LIMITED PARTNERSHIP, AS TO PARCEL B

4. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED ON SCHEDULE A-4 ATTACHED

For title questions, please call Clark Hollis at (719) 475-8850.
For closing questions, please call

This Commitment supersedes Commitment No. 173664A C-6, which is hereby canceled.

Schedule A-Page 1 Commitment No. 173664A C-7 mc

This commitment is invalid unless the Insuring Provisions and Schedules A & B are attached.

CASE NO. 173664A

SCHEDULE A-4 (DESCRIPTION PAGE)

PARCEL A:

THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER AND THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 28 LYING EAST OF THE COUNTY ROAD (EASTONVILLE ROAD); THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 29 LYING EAST OF SAID COUNTY ROAD; THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32 LYING EAST OF SAID COUNTY ROAD, AND THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 33, LYING NORTH AND WEST OF THE RIGHT OF WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILWAY, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

PARCEL B:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 29 IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, LYING EAST OF THE COUNTY ROAD (EASTONVILLE ROAD).

SCHEDULE B--SECTION 1
REQUIREMENTS

CASE NO. 173664A

THE FOLLOWING ARE THE REQUIREMENTS TO BE COMPLIED WITH:

- item a PAYMENT TO OR FOR THE ACCOUNT OF THE GRANTORS OR MORTGAGORS OF THE FULL CONSIDERATION FOR THE ESTATE OR INTEREST TO BE INSURED.
- item b PROPER INSTRUMENT(S) CREATING THE ESTATE OR INTEREST TO BE INSURED MUST BE EXECUTED AND FULLY FILED FOR RECORD TO WIT:
 - 1. Warranty Deed from SPRING CREEK, LLC, A COLORADO LIMITED LIABILITY COMPANY vesting fee simple title in the purchaser. (The deed from the company must be executed by its co-managers, who the public records indicate as being: LINDA D. JOHNSON-CONNOR AND W. TRACY LEE, CO-MANAGERS.)
- item c Recordation of a Deed from MERIDIAN MEADOWS, A COLORADO LIMITED PARTNERSHIP, to SPRING CREEK, LLC, A COLORADO LIMITED LIABILITY COMPANY. (As to Parcel B)
NOTE: Said Deed must be executed by: see item "d" below.
- item d Recordation of Statement of Authority for MERIDIAN MEADOWS, A COLORADO LIMITED PARTNERSHIP evidencing the existence of the entity and authority of the person authorized to execute and deliver instruments affecting title to real property on behalf of the entity, and containing other information required by CRS 38-30-172.
- item e Such further requirements as may be deemed necessary by the Company when the identity of the proposed insured has been established to the satisfaction of the Company.

RECORDING FEES: \$1.00 PER DOCUMENT; \$5.00 PER PAGE
TITLE INSURANCE CHARGES: AMOUNT:
OWNER'S POLICY (TBD)

SCHEDULE B-SECTION 1 - COMMITMENT NO. 173664A C-7 mc

This Commitment is invalid unless the Insuring Provisions and Schedules A & B are attached.

CASE NO. 173664A

SCHEDULE B--SECTION 2
EXCEPTIONS

THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
6. Road Order by the Board of Commissioners of El Paso County, Colorado, which provides for public roads, 30 feet in width, adjacent to all exterior section lines recorded in Book A at Page 78.
7. Inclusion of the subject property within the Black Squirrel Soil Conservation District as evidenced by Certificate recorded August 13, 1945, in Book 957 at Page 277.
8. Right of Way and/or Easement, given to Mountain View Electric, for electrical purposes, as described in instrument, recorded December 21, 1964 in Book 2049 at Page 890.
9. Right of Way and/or Easement, given to American Telephone and Telegraph Company, for communication purposes, as described in instrument, recorded November 18, 1963 in Book 1986 at Page 795.
10. Right of Way and/or Easement, given to Colorado Telephone Company, for communication purposes, as described in instrument, recorded January 9, 1905 in Book 358 at Page 542.

*****CONTINUED**

Exceptions numbered NONE are hereby omitted.

The Owner's Policy to be issued, if any, shall contain the following items in addition to the ones set forth above:

- (1) The Deed of Trust, if any, required under Schedule B-Section 1, item (b).
- (2) Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing issuance thereof; water rights, claims or title to water.
- (3) Any and all unpaid taxes, assessments and unredeemed tax sales.

SCHEDULE B-SECTION 2 - COMMITMENT NO. 173664A C-7 mc

This commitment is invalid unless the Insuring Provisions and Schedules A & B are attached

SCHEDULE B
EXCEPTIONS CONTINUED

CASE NO. 173664A

11. Right of Way for pipeline purposes for the benefit of Diamond Shamrock Pipeline Company the existence of which is evidenced by Lis Pendens recorded October 15, 1996 at Reception No. 96131560.
12. Any right, title or interest in favor of Falcon Properties & Investments for property being assessed under El Paso County Schedule No. 42000-00-232.

INFORMATIONAL NOTE:

The subject premises appears to be affected by Zoning Resolution recorded in Book 1921 at Page 323.

COLORADO GROUND WATER COMMISSION
FINDINGS AND ORDER

IN THE MATTER OF AN APPLICATION FOR CHANGE OF WATER RIGHT TO CHANGE THE
TYPE AND PLACE OF USE OF GROUND WATER - FOR DETERMINATION OF WATER
RIGHT NO. 511-BD

APPLICANT: SPRING CREEK LLC AND FOUR WAY RANCH GENERAL PARTNERSHIP

AQUIFER: ARAPAHOE

FINDINGS

In compliance with Section 37-90-111(1)(g), C.R.S., Spring Creek LLC and Four Way Ranch General Partnership (hereinafter "applicants") submitted an application for a change of determination of water right to change the allowed type and place of use of ground water under Determination of Water Right No. 511-BD. Based upon information provided by the applicant and the records of the Division of Water Resources, the Colorado Ground Water Commission (hereinafter "Commission") finds as follows:

1. Pursuant to Section 37-90-107(7), C.R.S., in a Commission Findings and Order dated July 22, 2004, the Commission approved a Determination of Water Right for Four Way Ranch Partnership/Spring Creek, LLC, assigned Determination No. 511-BD. This determination of water right allows the withdrawal of ground water from the Arapahoe Aquifer (hereinafter "aquifer"), underlying 8,095 acres, generally described as the W1/2 of Section 1; Sections 2 and 3; the E1/2, the SE1/4 of the NW1/4, the SW1/4 of the SW1/4, and the E1/2 of the SW1/4 of Section 4; the E1/2, a portion of the E1/2 of the W1/2, and the NW1/4 of the NW1/4 of Section 9; Sections 10 and 11; that part of Sections 12, 13, and 14, located northwest of the Highway 24 right-of-way; the NW1/4 and the W1/2 of the SW1/4 of Section 15; most of the E1/2 of Section 16; the E1/2, a portion of the E1/2 of the NW1/4, and a portion of the SW1/4 of Section 21; that part of Sections 22, 23, and 27 located northwest of the Highway 24 right-of-way; the NE1/4 and a portion of the W1/2 of Section 28; a portion of the SE1/4 of Section 29; the N1/2 of the NE1/4 and a portion of the NE1/4 of the NW1/4 of Section 32; and that part of the N1/2 of the NW1/4 of Section 33 located northwest of the Highway 24 right-of-way; all in Township 12 South, Range 64 West of the 6th Principal Meridian, in El Paso County. This area is more completely described in Exhibit A of the above described Findings and Order.
2.
 - a. In accordance with the above Order, the allowed average annual amount of ground water to be withdrawn from the aquifer shall not exceed 2,615 acre-feet.
 - b. The place of use for this allocation of ground water is the above-described 8,095-acre overlying land area.
 - c. The allowed beneficial uses for this allocation are as follows: domestic, livestock watering, lawn irrigation, commercial, industrial and replacement supply.
3. Pursuant to Section 37-90-107(7)(c)(III), C.R.S., an approved determination of water right shall be considered a final determination of the amount of ground water so determined, subject to adjustment by the Commission to conform to actual site-specific aquifer characteristics.

ROBERT C. "BOB" BALINK
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Rec \$16.00 1 of 3

El Paso County, CO



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4. By an application for change of determination of water right received complete by the Commission on October 9, 2008, the applicants have requested:
 - a. To change the place of use of the subject determination of water right so as to include the service area of Woodmen Hills Metropolitan District service area boundaries. The service area of Woodmen Hills Metropolitan District is located within the boundaries of the Upper Black Squirrel Creek Designated Ground Water Basin.
 - b. To change the type of use so as to include municipal by the Four-Way Ranch Metropolitan District (the service area of which is located within the 8,905 acres originally approved as a place of use), and municipal use by the Woodmen Hills Metropolitan District.
 - c. To change the type of use to include augmentation.
5. In accordance with Section 37-90-112(1) and Section 37-90-111(1)(g), C.R.S., the requested change of determination of water right was published in the Ranchland News newspaper on October 23 and 30, 2008.
6. No objections to the proposed change were received within the time limit set by statute.
7. In accordance with Section 37-90-111(1)(g), C.R.S., and the Designated Basin Rules, 2 CCR 410-1, the Colorado Ground Water Commission finds that the proposed change of determination of water right will not cause material injury to the existing rights of other appropriators within the Upper Black Squirrel Creek Designated Ground Water Basin, subject to the conditions stated in the following Order.

ORDER

Now, therefore, the Colorado Ground Water Commission orders that the application for change of water right to change the type and place of use of ground water for Determination of Water Right No. 511-BD is approved, subject to the following conditions:

8. The place of use is limited to the 8,905 acres originally approved as a place of use, and the service area of the Woodmen Hills Metropolitan District. The approved service area of Woodmen Hills Metropolitan District must be located within the boundaries of the Upper Black Squirrel Creek Designated Ground Water Basin.
9. The type of use is limited to domestic, livestock watering, lawn irrigation, commercial, industrial, replacement, augmentation and municipal by the Four-Way Ranch Metropolitan District and the Woodmen Hills Metropolitan District.
10. The Commission's Findings and Order of July 22, 2004, for Determination of Water Right No. 511-BD, is hereby amended to incorporate the above change. All other terms and conditions in the Findings and Order for Determination of Water Right No. 511-BD shall remain in full force and effect.


Applicant: Spring Creek LLC and Four Way Ranch General Partnership
Aquifer: Arapahoe
Determination No.: 511-BD

Page 3

Dated this 3rd day of December, 2008.



Dick Wolfe, P.E.
Executive Director
Colorado Ground Water Commission

By: 

Keith Vander Horst, P.E.
Water Resource Engineer

Prepared by: MAP

**COLORADO GROUND WATER COMMISSION
FINDINGS AND ORDER**

IN THE MATTER OF AN APPLICATION FOR DETERMINATION OF WATER RIGHT TO ALLOW THE WITHDRAWAL OF GROUND WATER IN THE UPPER BLACK SQUIRREL CREEK DESIGNATED GROUND WATER BASIN

APPLICANT: FOUR WAY RANCH PARTNERSHIP / SPRING CREEK LLC

AQUIFER: ARAPAHOE

DETERMINATION NO.: 511-BD

In compliance with Section 37-90-107(7), C.R.S., and the Designated Basin Rules, 2 CCR 410-1, Four Way Ranch Partnership / Spring Creek, L.L.C., (hereinafter "applicant") submitted an application for determination of water right to allow the withdrawal of designated ground water from the Arapahoe Aquifer.

FINDINGS

1. The application was received complete by the Colorado Ground Water Commission on September 10, 2003.
2. The applicant requests a determination of rights to designated ground water in the Arapahoe Aquifer (hereinafter "aquifer") underlying 8,095 acres, generally described as the W1/2 of Section 1; Sections 2 and 3; the E1/2, the SE1/4 of the NW1/4, the SW1/4 of the SW1/4, and the E1/2 of the SW1/4 of Section 4; the E1/2, a portion of the E1/2 of the W1/2, and the NW1/4 of the NW1/4 of Section 9; Sections 10 and 11; that part of Sections 12, 13, and 14, located northwest of the Highway 24 right-of-way; the NW1/4 and the W1/2 of the SW1/4 of Section 15; most of the E1/2 of Section 16; the E1/2, a portion of the E1/2 of the NW1/4, and a portion of the SW1/4 of Section 21; that part of Sections 22, 23, and 27 located northwest of the Highway 24 right-of-way; the NE1/4 and a portion of the W1/2 of Section 28; a portion of the SE1/4 of Section 29; the N1/2 of the NE1/4 and a portion of the NE1/4 of the NW1/4 of Section 32; and that part of the N1/2 of the NW1/4 of Section 33 located northwest of the Highway 24 right-of-way; all in Township 12 South, Range 64 West of the 6th Principal Meridian, in El Paso County. According to a signed statement dated June 23, 2003, the applicant owns the 8,095 acres of land, as further described in said affidavit which is attached hereto as Exhibit A, and claims control of the ground water in the aquifer underlying this land area.
3. The proposed annual amount of ground water to be allocated and withdrawn from the aquifer for intended beneficial uses is the maximum allowable amount.
4. The above described land area overlying the ground water claimed by the applicant is located within the boundaries of the Upper Black Squirrel Creek Designated Ground Water Basin and within the Upper Black Squirrel Creek Ground Water Management District. The Colorado Ground Water Commission (hereinafter "Commission") has jurisdiction.

Robert C. Balink El Paso Cty, CO
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Rec \$130.00 1 of 26

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5. The applicant intends to apply the allocated ground water to the following beneficial uses: domestic, livestock watering, lawn irrigation, commercial, industrial and replacement supply. The applicant's proposed place of use of the allocated ground water is the above described 8,095 acre land area.
6. The quantity of water in the aquifer underlying the 8,095 acres of land claimed by the applicant is 261,469 acre-feet. This determination was based on the following as specified in the Designated Basin Rules:
 - a. The average specific yield of the saturated permeable material of the aquifer underlying the land under consideration that could yield a sufficient quantity of water that may be extracted and applied to beneficial use is 17 percent.
 - b. The average thickness of the saturated permeable material of the aquifer underlying the land under consideration that could yield a sufficient quantity of water that may be extracted and applied to beneficial use is 190 feet.
7. At this time, there is no substantial artificial recharge that would affect the aquifer within a one hundred year period.
8. Pursuant to Section 37-90-107(7), C.R.S., and in accordance with the Designated Basin Rules, the Commission shall allocate ground water in the aquifer based on ownership of the overlying land and an aquifer life of one hundred years. Therefore, the maximum average annual amount of ground water in the aquifer that may be allocated for withdrawal pursuant to the data in the paragraphs above for the 8,095 acres of overlying land claimed by the applicant is 2,615 acre-feet.
9. The ability of wells permitted to withdraw the authorized amount of water from this non-renewable aquifer may be less than the one hundred years upon which the amount of water in the aquifer is allocated, due to anticipated water level declines.
10. In accordance with Rule 5.3.6 of the Designated Basin Rules, it has been determined that withdrawal of ground water from the aquifer underlying the 8,095 acres of land claimed by the applicant will not, within one hundred years, deplete the flow of a natural stream or its alluvial aquifer at an annual rate greater than one-tenth of one percent of the annual rate of withdrawal and, therefore, the ground water is nontributary ground water as defined in Rule 4.2.19 of the Designated Basin Rules. No more than 98% of the amount of ground water withdrawn annually shall be consumed, as required by the Designated Basin Rules.
11. A review of the records in the Office of the State Engineer has disclosed that none of the water in the aquifer underlying the land claimed by the applicant has been previously allocated or permitted for withdrawal.
12. Pursuant to Section 37-90-107(7)(c)(III), C.R.S., an approved determination of water right shall be considered a final determination of the amount of ground water so determined; except that the Commission shall retain jurisdiction for subsequent adjustment of such amount to conform to the actual local aquifer characteristics from adequate information obtained from well drilling or test holes.

13. In accordance with Section 37-90-107(7), C.R.S., upon Commission approval of a determination of water right, well permits for wells to withdraw the authorized amount of water from the aquifer shall be available upon application, subject to the conditions of this determination and the Designated Basin Rules and subject to approval by the Commission.
14. On February 4, 2004, in accordance with Rule 9.1 of the Designated Basin Rules, a letter was sent to the Upper Black Squirrel Creek Ground Water Management District requesting written recommendations concerning this application. No written recommendations from the district were received.
15. The Commission Staff has evaluated the application relying on the claims to control of the ground water in the aquifer made by the applicant.
16. In accordance with Sections 37-90-107(7) and 37-90-112, C.R.S., the application was published in the Gazette newspaper on February 12 and 19, 2004.
17. No objections to the determination of water right and proposed allocation of ground water were received within the time limit set by statute.
18. In order to prevent unreasonable impairment to the existing water rights of others within the Upper Black Squirrel Creek Designated Ground Water Basin it is necessary to impose conditions on the determination of water right and proposed allocation of ground water. Under conditions as stated in the following Order, no unreasonable impairment of existing water rights will occur from approval of this determination of water right or from the issuance of well permits for wells to withdraw the authorized amount of allocated ground water from the aquifer.

ORDER

In accordance with Section 37-90-107(7), C.R.S., and the Designated Basin Rules, the Colorado Ground Water Commission orders that the application for determination of rights to designated ground water in the Arapahoe Aquifer underlying 8,095 acres of land, generally described as the W1/2 of Section 1; Sections 2 and 3; the E1/2, the SE1/4 of the NW1/4, the SW1/4 of the SW1/4, and the E1/2 of the SW1/4 of Section 4; the E1/2, a portion of the E1/2 of the W1/2, and the NW1/4 of the NW1/4 of Section 9; Sections 10 and 11; that part of Sections 12, 13, and 14, located northwest of the Highway 24 right-of-way; the NW1/4 and the W1/2 of the SW1/4 of Section 15; most of the E1/2 of Section 16; the E1/2, a portion of the E1/2 of the NW1/4, and a portion of the SW1/4 of Section 21; that part of Sections 22, 23, and 27 located northwest of the Highway 24 right-of-way; the NE1/4 and a portion of the W1/2 of Section 28; a portion of the SE1/4 of Section 29; the N1/2 of the NE1/4 and a portion of the NE1/4 of the NW1/4 of Section 32; and that part of the N1/2 of the NW1/4 of Section 33 located northwest of the Highway 24 right-of-way; all in Township 12 South, Range 64 West of the 6th Principal Meridian, is approved subject to the following conditions:

19. The allocated average annual amount of ground water to be withdrawn from the aquifer shall not exceed 2,615 acre-feet. The allowed maximum annual amount of withdrawal may exceed the allowed average annual amount of withdrawal as long as the total volume of water withdrawn does not exceed the product of the number of years since the date of approval of this determination times the allowed average annual amount of withdrawal.
20. To conform to actual aquifer characteristics, the Commission may adjust the allocated average annual amount of ground water to be withdrawn from the aquifer based on analysis of geophysical logs or other site-specific data if such analysis indicates that the initial estimate of the volume of water in the aquifer was incorrect.
21. No more than 98% of the ground water withdrawn annually shall be consumed. The Commission may require well owners to demonstrate periodically that no more than 98% of the water withdrawn is being consumed.
22. The use of ground water from this allocation shall be limited to the following uses: domestic, livestock watering, lawn irrigation, commercial, industrial and replacement supply. The place of use shall be limited to the above described 8,095 acre land area.
23. The applicant, or subsequent persons controlling this water right, shall record in the public records of the county - in which the claimed overlying land is located - notice of transfer of any portion of this water right to another within sixty days after the transfer, so that a title examination of the above described 8,095 acre land area, or any part thereof, shall reveal the changes affecting this water right. Such notice shall consist of a signed and dated deed which indicates the determination number, the aquifer, a description of the above described land area, the annual amount of ground water (acre-feet) transferred, name of the recipient, and the date of transfer.
24. Subject to the above conditions, well permits for wells to withdraw the authorized annual amount of water from the aquifer shall be available upon application subject to approval by the Commission and the following conditions:
 - a. The wells shall be located on the above described 8,095 acre overlying land area.
 - b. The wells must be constructed to withdraw water from only the Arapahoe Aquifer. Upon application for a well permit to construct such a well, the estimated top and base of the aquifer at the proposed well location will be determined by the Commission and indicated on the approved well permit. Plain non-perforated casing must be installed, grouted and sealed to prevent diversion of ground water from other aquifers and the movement of ground water between aquifers.
 - c. The entire depth of each well must be geophysically logged prior to installing the casing as set forth in Rule 9 of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7.
 - d. Each well shall be constructed within 200 feet of the location specified on the approved well permit, but must be more than 600 feet from any existing large-capacity well completed in the same aquifer.

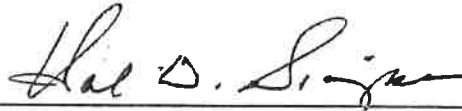
e. The wells may withdraw the allowed average annual amount of water from the aquifer together in any combination. The total combined annual withdrawal of the wells shall not exceed the allowed average annual amount described in this Order.

f. A totalizing flow meter or other Commission approved measuring device shall be installed on each well and maintained in good working order by the well owner. Annual diversion records shall be collected and maintained by the well owner and submitted to the Commission or the Upper Black Squirrel Creek Ground Water Management District upon their request.

g. The well owner shall mark the well in a conspicuous place with the permit number and the name of the aquifer. The well owner shall take necessary means and precautions to preserve these markings.

25. A copy of this Findings and Order shall be recorded by the applicant in the public records of the county – in which the claimed overlying land is located - so that a title examination of the above described 8,095 acre overlying land area, or any part thereof, shall reveal the existence of this determination.

Dated this 22nd day of July, 2004.



Hal D. Simpson
Executive Director
Colorado Ground Water Commission

By: 

Suzanne M. Sellers, P.E.
Designated Basins Chief

Prepared by: EBT

FIND-117-04

EXHIBIT A

Page 1 of 21

GWS-1 (Rev, Sept 1996)

STATE OF COLORADO
OFFICE OF THE STATE ENGINEER
DIVISION OF WATER RESOURCES

NONTRIBUTARY GROUND WATER LANDOWNERSHIP STATEMENT

I (we) Four Way Ranch Partnership/Spring Creek LLC
(Name)

claim and say that I (we) am (are) the owner(s) of the following described property
consisting of 8095 acres in the County of El Paso, State
of Colorado:

See Attached Legal Description And Map

and, that the ground water sought to be withdrawn from the Arapahoe
aquifer underlying the above-described land has not been conveyed or reserved to
another, nor has consent been given to it's withdrawal by another.

Further, I (we) claim and say that I (we) have read the statements made herein; know the
contents hereof; and that the same are true to my (our) own knowledge.

W. Tony S 6/23/03
(Signature) (Date)

Linda Johnson-Corrie 6/23/03
(Signature) (Date)

INSTRUCTIONS:

Please type or print neatly in black ink. This form may be reproduced by photocopy or
word processing means. See additional instructions on back.

Legal Description: Parcel 4200000164

That part of N2, N2 lying East of Eastonville Road
Sec. 28-12-64
Total 140 Acres

Legal Description: Parcel 4200000165

SW4, That part of S2N2 Lying east of Eastonville Road, Sec 28-12-64
That Part of SE4 Lying east of Eastonville Road Sec 29-12-64
That Part of N2N2 Lying east of Eastonville Road Sec 32-12-64
That Part of N2NW4 Lying west of CRI & P RY Sec 33-12-64
Total 556 Acres

Legal Description: Parcel 4200000190

W2, SE4, W2NE4, Sec 2-12-64
All EX RD Sec 3-12-64
Total 1268.7 Acres

Legal Description: Parcel 4200000191

E2NE4 Sec 4-12-64
Total 87.3 Acres

Legal Description: Parcel 4200000192

SW4NE4, S2NW4, S2 Sec 10-12-64
Total 440 Acres

Legal Description: Parcel 4200000193

N2NW4, E2, Part of S2NW4, SW4 Lying East of W R/W Line of CO. Road, Sec 9-12-64
E2, Part of NE4NW4 Lying East of W R/W Line of CO Road, Sec 16-12-64
Total 900.7 Acres

Legal Description: Parcel 4200000194

W2 W/MR Sec 1-12-64
E2NE4 Sec 2-12-64
SW4 L/2MR, N2, SE4 EX RD, W/MR Sec 11-12-64
All Lying NW of CRI & P RY W/MR Sec 12-12-64
All Lying NW of CRI & P RY W/MR Sec 13-12-64
All Lying NW of CRI & P RY W/MR Sec 14-12-64
That Part of N2 and of N2S2 Lying NWLY OF R/W OF US HWY 24 W/4MR Sec 23-12-64

W2SW4, NW4 Sec 15-12-64

All Lying NW of R/W CRI & P Sec 22-12-64

That Part of NW4NE4 and of NW4 and of NW2SW4 Lying NW of RW of CRI & P RY
Sec 27-12-64

Total 3631.7 Acres

Legal Description: Parcel 4200000195

R/W of OLD C&S RY, ALL Lying E of R/W Sec 21-12-64

Total 461.0 Acres

Legal Description: Parcel 4204000001

SE4, SW4SW4, E2SW4, SE4NW4, W2NE4, Sec 4-12-64

Total 410.0 Acres

Legal Description Parcel No: 42000000014

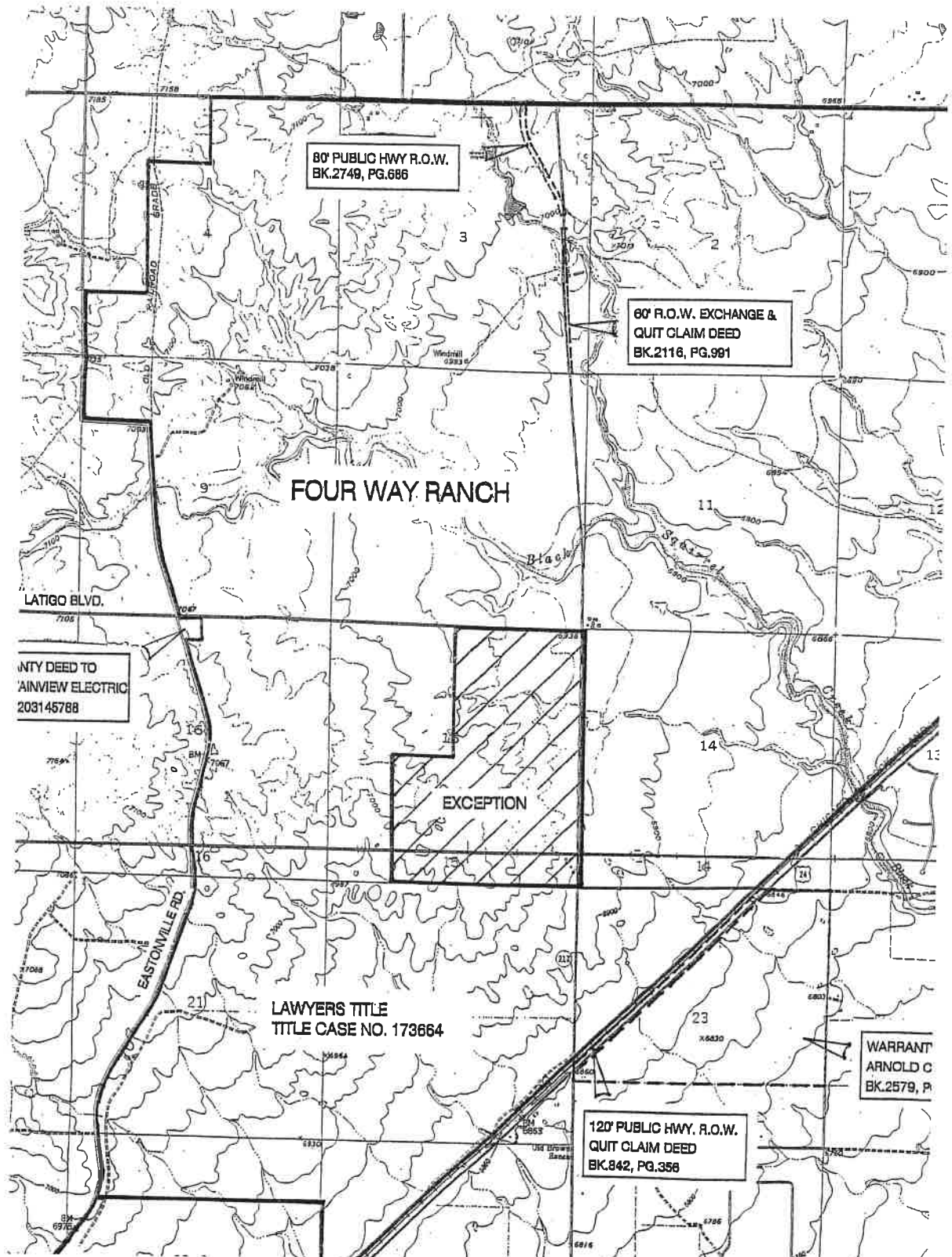
N2N2, SE4NE4 W/MR SEC 10-12-64

Total 200 Acres

Grand Total 8095 Acres

EXHIBIT A

Page 4 of 21



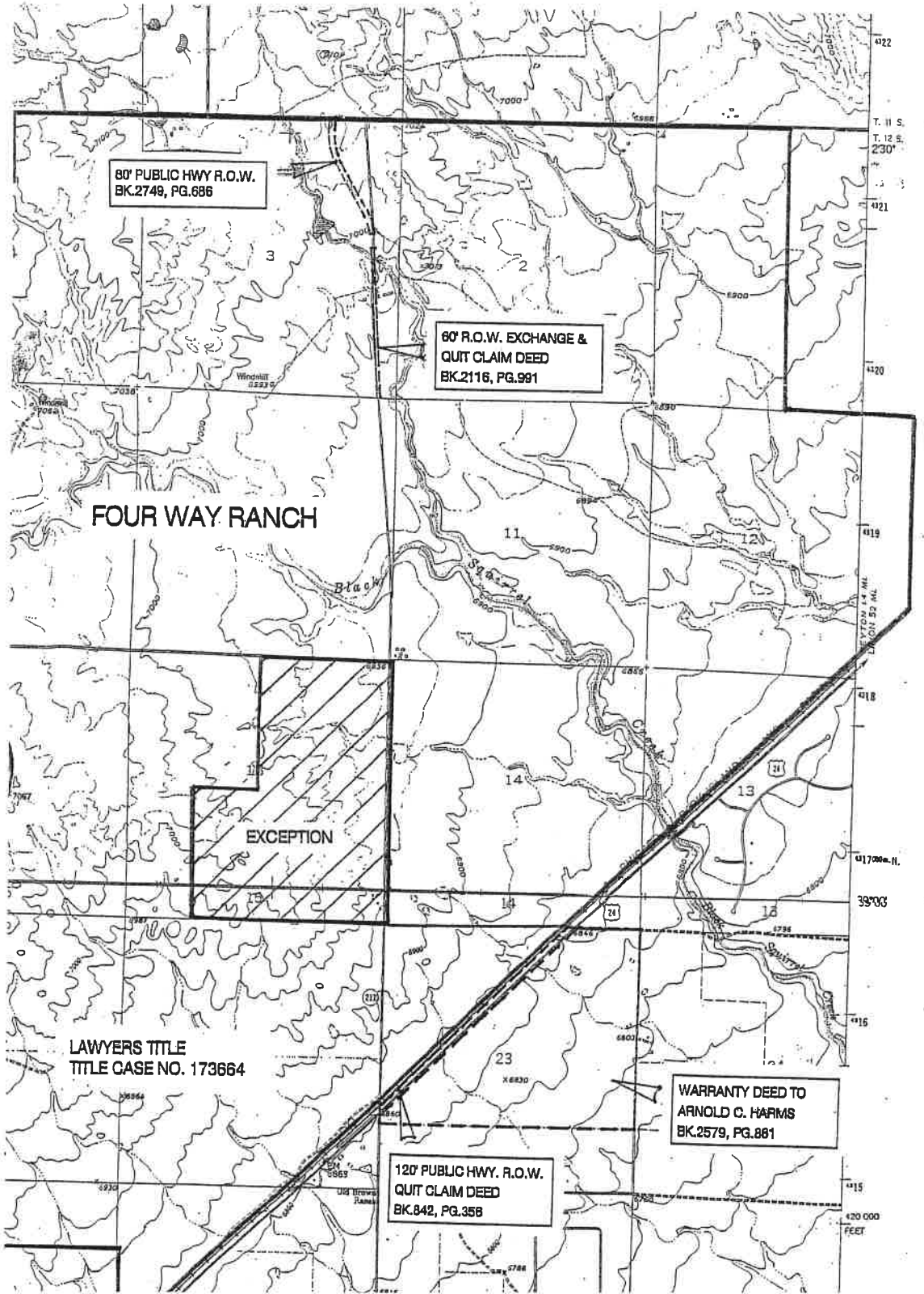
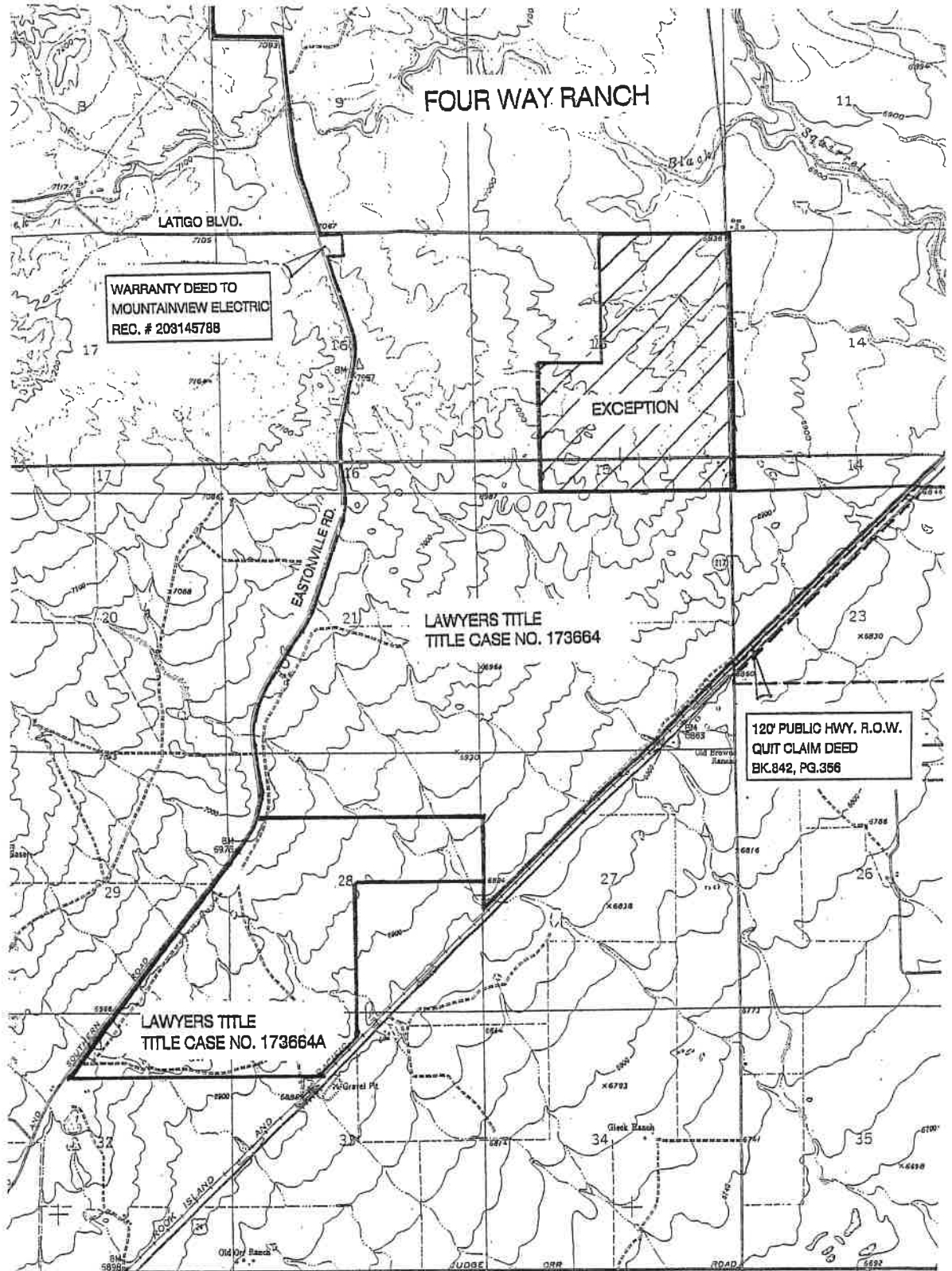
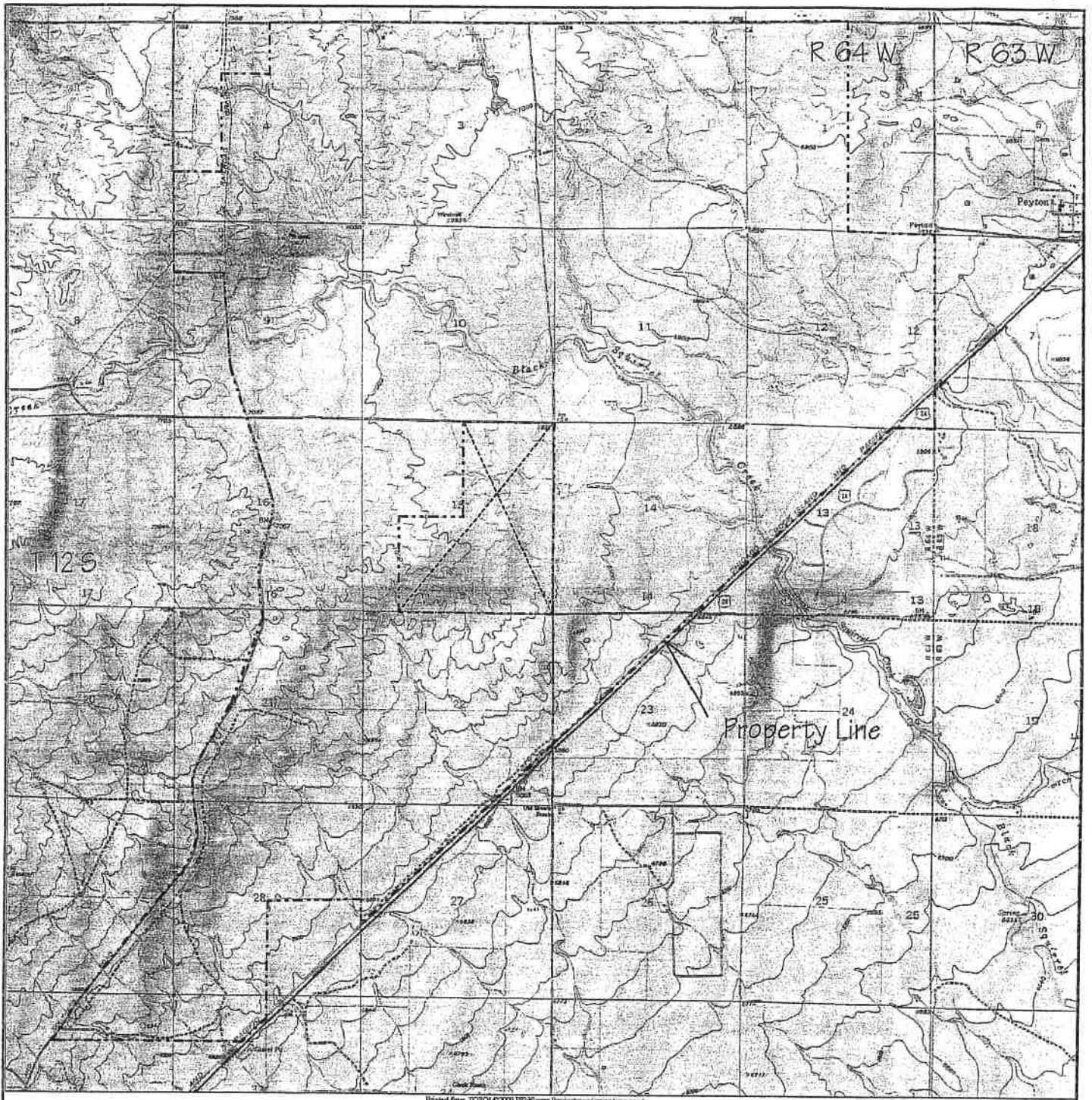


EXHIBIT A

Page 6 of 21





Plotted from TOPOG ©2000 Welliver Productions (www.jkpo.com)

Location Map

Wm Curtis Wells & Co.
consulting ground water geologists



Scale 1" = 4000'

EXHIBIT A

Figure 1

COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

EFFECTIVE DATE: August 4, 2003 at 7:30 a.m. CASE NO. 173664

POLICY OR POLICIES TO BE ISSUED:

(a) X ALTA OWNER'S POLICY 1992 AMOUNT \$
ALTA RESIDENTIAL TITLE INSURANCE POLICY-1987 PURCHASE PRICE

PROPOSED INSURED:

A PURCHASER TO BE DETERMINED

(b) ALTA LOAN POLICY, (10-17-92) AMOUNT \$
PROPOSED INSURED:

(c) AMOUNT \$
PROPOSED INSURED:

~~TITLE TO THE FEE SIMPLE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED~~
TO IN THIS COMMITMENT IS AT THE EFFECTIVE DATE HEREOF VESTED IN :

FOUR WAY RANCH, A COLORADO GENERAL PARTNERSHIP

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED ON SCHEDULE A-4 ATTACHED

For title questions, please call Clark Hollis at (719) 475-8850.
For closing questions, please call

is Commitment supersedes Commitment No. 173664 C-6, which is hereby canceled.

Schedule A-Page 1 Commitment No. 173664 C-7 mc

is commitment is invalid unless the Insuring Provisions and Schedules A & B are attached.

CASE NO. 173664

SCHEDULE A-4 (DESCRIPTION PAGE)

THE WEST HALF OF SECTION 1;

ALL OF SECTION 2;

ALL OF SECTION 3, EXCEPTING THOSE PORTIONS CONVEYED TO EL PASO COUNTY IN DEEDS RECORDED IN BOOK 2116 AT PAGE 991 AND IN BOOK 2749 AT PAGE 686;

THE SOUTHEAST QUARTER, THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4;

THE NORTH HALF OF THE NORTHWEST QUARTER, AND THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND OF THE SOUTHWEST QUARTER LYING EAST OF THE COUNTY ROAD ADJOINING THE RIGHT OF WAY OF THE COLORADO AND SOUTHERN RAILWAY ON THE WEST, AND THE EAST HALF, ALL IN SECTION 9;

ALL OF SECTION 10;

ALL OF SECTION 11;

THE NORTH HALF, THE SOUTHWEST QUARTER, THE NORTH HALF OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER LYING NORTH AND WEST OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY ALL IN SECTION 12;

ALL OF SECTION 13 LYING NORTH AND WEST OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY;

THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE NORTH HALF OF THE SOUTHEAST QUARTER, ~~THE NORTH HALF AND THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER LYING NORTH AND WEST OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY, ALL IN SECTION 14;~~

THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 15;

ALL THAT PORTION OF SECTION 16 LYING EAST OF SAID COUNTY ROAD, EXCEPTING THEREFROM, THAT PORTION THEREOF CONVEYED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. BY DEED RECORDED JUNE 27, 2003 AT RECEPTION NO. 203145788;

THE EAST HALF AND THAT PORTION OF THE WEST HALF OF SECTION 21 LYING EAST OF SAID COUNTY ROAD;

THAT PORTION OF SECTION 22 LYING NORTHWEST OF THE RIGHT OF WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILWAY;

THE NORTH HALF AND THE NORTH HALF OF THE SOUTH HALF OF SECTION 23 EXCEPT THAT PORTION CONVEYED IN WARRANTY DEED RECORDED IN BOOK 2579 AT PAGE 861, AND EXCEPT THAT PORTION

*****CONTINUED**

LEGAL DESCRIPTION
CONTINUED

CASE NO. 173664

CONVEYED TO EL PASO COUNTY IN DEED RECORDED IN BOOK 842 AT PAGE 356, AND EXCEPT ANY PORTION FOUND TO BE LYING WITHIN THE RIGHT OF WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD.

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND OF THE NORTHWEST QUARTER, AND OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING NORTHWEST OF THE RIGHT OF WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILWAY ALL IN SECTION 27;

THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 28 AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 28 LYING EAST OF THE COUNTY ROAD (EASTONVILLE ROAD);

ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

SCHEDULE B--SECTION 1
REQUIREMENTS

CASE NO. 173664

THE FOLLOWING ARE THE REQUIREMENTS TO BE COMPLIED WITH:

- item a PAYMENT TO OR FOR THE ACCOUNT OF THE GRANTORS OR MORTGAGORS OF THE FULL CONSIDERATION FOR THE ESTATE OR INTEREST TO BE INSURED.
- item b PROPER INSTRUMENT(S) CREATING THE ESTATE OR INTEREST TO BE INSURED MUST BE EXECUTED AND FULLY FILED FOR RECORD TO WIT:
 - 1. Warranty Deed from FOUR WAY RANCH, A COLORADO GENERAL PARTNERSHIP vesting fee simple title in the purchaser. (The deed from the partnership must be executed by its general partners, who the public records indicate as being: LINDA D. JOHNSON-CONNOR AND W. TRACY LEE, PARTNERS AND CO-MANAGERS.)
- item C Such further requirements as may be deemed necessary by the Company when the identity of the proposed insured has been established to the satisfaction of the Company.

RECORDING FEES: \$1.00 PER DOCUMENT; \$5.00 PER PAGE
TITLE INSURANCE CHARGES: AMOUNT:
OWNER'S POLICY (TBD)

SCHEDULE B-SECTION 1 - COMMITMENT NO. 173664 C-7 mc

This Commitment is invalid unless the Insuring Provisions and Schedules A & B are attached.

CASE NO. 173664

SCHEDULE B--SECTION 2
EXCEPTIONS

POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING UNLESS THE
E ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

1. Rights or claims of parties in possession not shown by the public records.

2. Easements, or claims of easements, not shown by the public records.

3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.

4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

6. Any and all unpaid taxes, assessments and unredeemed tax sales.

7. Unpatented mining claims; reservations or exceptions in patents or in acts authorizing issuance thereof; water rights, claims or title to water including but not limited to that certain reservation of all minerals, ores and metals of every kind and character and all coal, asphaltum, oil and other like substances in or under said land and the right of ingress and egress for the purpose of mining, together with enough of the surface of same as may be necessary for the proper and convenient working of such minerals and substances as contained in State School Patent recorded in Book 290 at Page 169 and a reservation of all coal as contained in United States Patent recorded in Book 290 at Page 277. (Sections 15 & 16).

8. Any and all ditch and ditch rights, reservoir and reservoir rights, pipelines and all easements and appurtenances thereto including, but not limited to those associated with the Carrick Ditch and pipeline, the Ford White Ditch No. 2, the Hay Creek Reservoir, the Ford White Ditch No. 1, the Railroad Ditch, the Last Chance Ditch and the First Chance Ditch as evidenced in Deeds recorded in Book 1769 at Page 195 and Book 2233 at Page 646.

*****CONTINUED**

Exceptions numbered NONE are hereby omitted.

The Owner's Policy to be issued, if any, shall contain the following items in addition to the ones set forth above:

) The Deed of Trust, if any, required under Schedule B-Section 1, item (b).

SCHEDULE B-SECTION 2 - COMMITMENT NO. 173664 C-7 mc

This commitment is invalid unless the Insuring Provisions and schedules A & B are attached

Lawyers Title Insurance Corporation

SCHEDULE B

CASE NO. 173664

EXCEPTIONS CONTINUED

9. Rights of others in and to the continued and uninterrupted flow of Black Squirrel Creek and its tributaries as the same may be found to be coursing through the subject premises.
10. Any right, title, claim or interest of the public in and to any roadway or highway including, but not limited to claims associated with the "Road Order" recorded in Book A at Page 78 and with the right of way of West Scott Road as described in instruments recorded in Book 1810 at Page 396 and recorded November 29, 1997 at Reception No. 97136695.
11. Reservation of 3/4 interest of all oil, gas and other minerals as evidenced in Deed recorded in Book 1688 at Page 500 and in Book 1781 at Page 328. (Section 23)
12. Reservation to the Federal Land Bank of Wichita an undivided one-half interest in and to all oil, gas and mineral rights as contained in Book 1128 at Page 83. Mineral Deed to Lee A. Adams conveying one-fourth interest in and to said minerals recorded in Book 1474 at Page 564 and Mineral Deed to Malco Refineries, Inc. conveying three-sixteenths interest in and to said minerals recorded in Book 1475 at Page 438. Notice of Proper Address and Claim of Interest to perpetuate mineral ownership recorded September 28, 1993 in Book 6269 at Page 1094. Conveyance Assignment and Bill of Sale from Atlantic Richfield Company to Morgan Capital Group recorded in Book 6465 at Page 1485. Quit Claim Deed recorded in connection to said reservation on June 23, 1995 in Book 6671 at Page 147, and Personal Representative's Deed recorded May 29, 1998 at Reception No. 98072480. (N 1/2, N 1/2 S 1/2 Section 23)
13. Reservation of all oil, including the right to enter said land to prospect or drill for oil and the right to remove the same. It is understood that if oil should be found, the grantee (Elisha Baker) herein shall receive 1% royalty as evidenced in Book 598 at Page 239. (Section 1)
14. Reservation of oil, including the right to enter said land to prospect or drill for oil and the right to remove the same. It is understood that if oil should be found, the grantee (R. S. Robinson) herein shall receive 1% royalty as evidenced in Book 658 at Page 202. (Sections 1 and 2)

*****CONTINUED**

SCHEDULE B

CASE NO. 173664

EXCEPTIONS CONTINUED

15. Right of way 50 feet in width for Fidelity Ditch, together with the right to build a headgate or dam across the Black Squirrel Creek recorded in Book 402 at Page 544. (Section 13)
16. Reservation to Arthur H. Norden and Eva Norden an undivided one-half interest in and to all mineral, oil rights in or under said land and the right of ingress and egress contained in Book 1286 at Page 355. Mineral Deed to John E. Stanford recorded in Book 2084 at Page 628. Mineral Deed to Harry Goltz recorded in Book 1996 at Page 707. Quit Claim Deed to Claro Royalty, Inc. recorded in Book 2238 at Page 949. (SW 1/4 Section 11, NW 1/4 Section 14)
17. Conveyance of undivided one-half interest in and to all oil, gas, casinghead gas, gasoline Royalty and Royalty in other minerals that may be mined from subject premises, together with the right of ingress and egress for the purpose of mining, drilling and exploring for a period of 35 years or as long thereafter as oil, gas or other minerals is produced or mined from said lands as evidenced in Deed recorded in Book 1265 at Page 294.
18. Inclusion of the subject property within the Black Squirrel Soil Conservation District as evidenced by Certificate recorded August 13, 1945, in Book 957 at Page 277.
19. Right of Way and/or Easement, given to Mountain View Electric, for electrical purposes, as described in instrument, recorded December 21, 1964 in Book 2049 at Page 890.
20. Right of Way and/or Easement, given to the Mountain States Telephone and Telegraph Company, for communication purposes, as described in instrument, recorded April 2, 1973 in Book 2574 at Page 302. (Section 23)
21. Right of Way and/or Easement, given to Mountain View Electric Association, for electrical purposes, as described in instrument, recorded March 29, 1964 in Book 1852 at Pages 370, 374 and 377, recorded June 24, 1968 in Book 2240 at Page 442 and recorded November 8, 1996 at Reception No. 96142336. (Sections 12, 14, 16, 17 and 23)

*****CONTINUED**

SCHEDULE B

CASE NO. 173664

EXCEPTIONS CONTINUED

22. Right of Way and/or Easement, given to American Telephone and Telegraph Company, for communication purposes, the exact location of which is not specified, recorded October 14, 1963 in Book 1980 at Page 448 and recorded November 18, 1963 in Book 1986 at Page 795. Rule and Order recorded in conjunction therewith on April 24, 1997 at Reception No. 97046029.
23. Right of Way and/or Easement, given to Colorado Telephone Company, for communication purposes, as described in instrument, recorded January 9, 1905 in Book 358 at Page 542. Conveyance to the Mountain States Telephone and Telegraph Company recorded in Book 482 at Page 190.
24. Right of Way for pipeline purposes for the benefit of Diamond Shamrock Pipeline Company the existence of which is evidenced by Rule and Order recorded April 24, 1997 at Reception No. 97046029. (Sections 21 and 28)
25. Terms, conditions, provisions, obligations and easements as contained in and created by Temporary Construction Easement Agreements recorded October 4, 2001 at Reception Nos. 201145336, 201145337 and 201145338. (Sections 10 and 11)
26. Right of Way and/or Easement, given to American Telephone and Telegraph Company, for communication purposes, the exact location of which is not specified, recorded May 7, 1956 in Book 1568 at Pages 568 and 570. (Sections 3 and 4)

Informational Note:

The subject premises appears to be affected by Zoning Resolution recorded in Book 1921 at Page 323.

Colorado Revised Statutes S10-11-122 requires that "every title insurance agent or title insurance company" shall provide, along with each title commitment issued, the following statement:

- (a) That the subject real property may be located in a special taxing district;
- (b) That a certificate of taxes due listing each taxing jurisdiction may be obtained from the county treasurer or the county treasurer's authorized agent;
- (c) That information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder or the County Assessor.

COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

EFFECTIVE DATE: August 11, 2003 at 7:30 a.m. CASE NO. 173664A

POLICY OR POLICIES TO BE ISSUED:

(a) X ALTA OWNER'S POLICY 1992 AMOUNT \$
ALTA RESIDENTIAL TITLE INSURANCE POLICY-1987 PURCHASE PRICE
PROPOSED INSURED:

A PURCHASER TO BE DETERMINED

(b) ALTA LOAN POLICY, (10-17-92) AMOUNT \$
PROPOSED INSURED:

(c) AMOUNT \$
PROPOSED INSURED:

~~TITLE TO THE FEE-SIMPLE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED~~
TO IN THIS COMMITMENT IS AT THE EFFECTIVE DATE HEREOF VESTED IN :

SPRING CREEK, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO PARCEL A;
MERIDIAN MEADOWS, A COLORADO LIMITED PARTNERSHIP, AS TO PARCEL B

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED ON SCHEDULE A-4 ATTACHED

For title questions, please call Clark Hollis at (719) 475-8850.
For closing questions, please call

This Commitment supersedes Commitment No. 173664A C-6, which is hereby canceled.

Schedule A-Page 1 Commitment No. 173664A C-7 mc

This commitment is invalid unless the Insuring Provisions and Schedules A & B are attached.

CASE NO. 173664A

SCHEDULE A-4 (DESCRIPTION PAGE)

PARCEL A:

THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER AND THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 28 LYING EAST OF THE COUNTY ROAD (EASTONVILLE ROAD); THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 29 LYING EAST OF SAID COUNTY ROAD; THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32 LYING EAST OF SAID COUNTY ROAD, AND THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 33, LYING NORTH AND WEST OF THE RIGHT OF WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILWAY, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

PARCEL B:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 29 IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, LYING EAST OF THE COUNTY ROAD (EASTONVILLE ROAD).

SCHEDULE B--SECTION 1
REQUIREMENTS

CASE NO. 173664A

THE FOLLOWING ARE THE REQUIREMENTS TO BE COMPLIED WITH:

- item a PAYMENT TO OR FOR THE ACCOUNT OF THE GRANTORS OR MORTGAGORS OF THE FULL CONSIDERATION FOR THE ESTATE OR INTEREST TO BE INSURED.
- item b PROPER INSTRUMENT(S) CREATING THE ESTATE OR INTEREST TO BE INSURED MUST BE EXECUTED AND FULLY FILED FOR RECORD TO WIT:
 - 1. Warranty Deed from SPRING CREEK, LLC, A COLORADO LIMITED LIABILITY COMPANY vesting fee simple title in the purchaser. (The deed from the company must be executed by its co-managers, who the public records indicate as being: LINDA D. JOHNSON-CONNOR AND W. TRACY LEE, CO-MANAGERS.)
- item c Recordation of a Deed from MERIDIAN MEADOWS, A COLORADO LIMITED PARTNERSHIP, to SPRING CREEK, LLC, A COLORADO LIMITED LIABILITY COMPANY. (As to Parcel B) NOTE: Said Deed must be executed by: see item "d" below.
- item d Recordation of Statement of Authority for MERIDIAN MEADOWS, A COLORADO LIMITED PARTNERSHIP evidencing the existence of the entity and authority of the person authorized to execute and deliver instruments affecting title to real property on behalf of the entity, and containing other information required by CRS 38-30-172.
- item e Such further requirements as may be deemed necessary by the Company when the identity of the proposed insured has been established to the satisfaction of the Company.

RECORDING FEES: \$1.00 PER DOCUMENT; \$5.00 PER PAGE
TITLE INSURANCE CHARGES: AMOUNT:
OWNER'S POLICY (TBD)

SCHEDULE B-SECTION 1 - COMMITMENT NO. 173664A C-7 mc

This Commitment is invalid unless the Insuring Provisions and Schedules A & B are attached.

CASE NO. 173664A

SCHEDULE B--SECTION 2
EXCEPTIONS

POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING UNLESS THE
E ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

Rights or claims of parties in possession not shown by the public records.

Easements, or claims of easements, not shown by the public records.

Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any
facts which a correct survey and inspection of the premises would disclose and which
are not shown by the public records.

Any lien, or right to a lien, for services, labor or material heretofore or hereafter
furnished, imposed by law and not shown by the public record.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first
appearing in the public records or attaching subsequent to the effective date hereof
but prior to the date the proposed insured acquires for value of record the estate or
interest or mortgage thereon covered by this Commitment.

Road Order by the Board of Commissioners of El Paso County, Colorado, which
provides for public roads, 30 feet in width, adjacent to all exterior section lines
recorded in Book A at Page 78.

Inclusion of the subject property within the Black Squirrel Soil Conservation
District as evidenced by Certificate recorded August 13, 1945, in Book 957 at Page
277.

Right of Way and/or Easement, given to Mountain View Electric, for electrical
purposes, as described in instrument, recorded December 21, 1964 in Book 2049 at
Page 890.

Right of Way and/or Easement, given to American Telephone and Telegraph Company,
for communication purposes, as described in instrument, recorded November 18, 1963
in Book 1986 at Page 795.

Right of Way and/or Easement, given to Colorado Telephone Company, for
communication purposes, as described in instrument, recorded January 9, 1905 in
Book 358 at Page 542.

*****CONTINUED**

Exceptions numbered NONE are hereby omitted.

Owner's Policy to be issued, if any, shall contain the following items in addition to
ones set forth above:

The Deed of Trust, if any, required under Schedule B-Section 1, item (b).

Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing
suance thereof; water rights, claims or title to water.

Any and all unpaid taxes, assessments and unredeemed tax sales.

SCHEDULE B-SECTION 2 - COMMITMENT NO. 173664A C-7 mc

s commitment is invalid unless the Insuring Provisions and Schedules A & B are attached

SCHEDULE B
EXCEPTIONS CONTINUED

CASE NO. 173664A

11. Right of Way for pipeline purposes for the benefit of Diamond Shamrock Pipeline Company the existence of which is evidenced by Lis Pendens recorded October 15, 1996 at Reception No. 96131560.
12. Any right, title or interest in favor of Falcon Properties & Investments for property being assessed under El Paso County Schedule No. 42000-00-232.

INFORMATIONAL NOTE:

The subject premises appears to be affected by Zoning Resolution recorded in Book 1921 at Page 323.



Exhibit 7

LEGEND

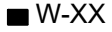
METRO DISTRICT BOUNDARY



4" - 16" RAW WATER LINES



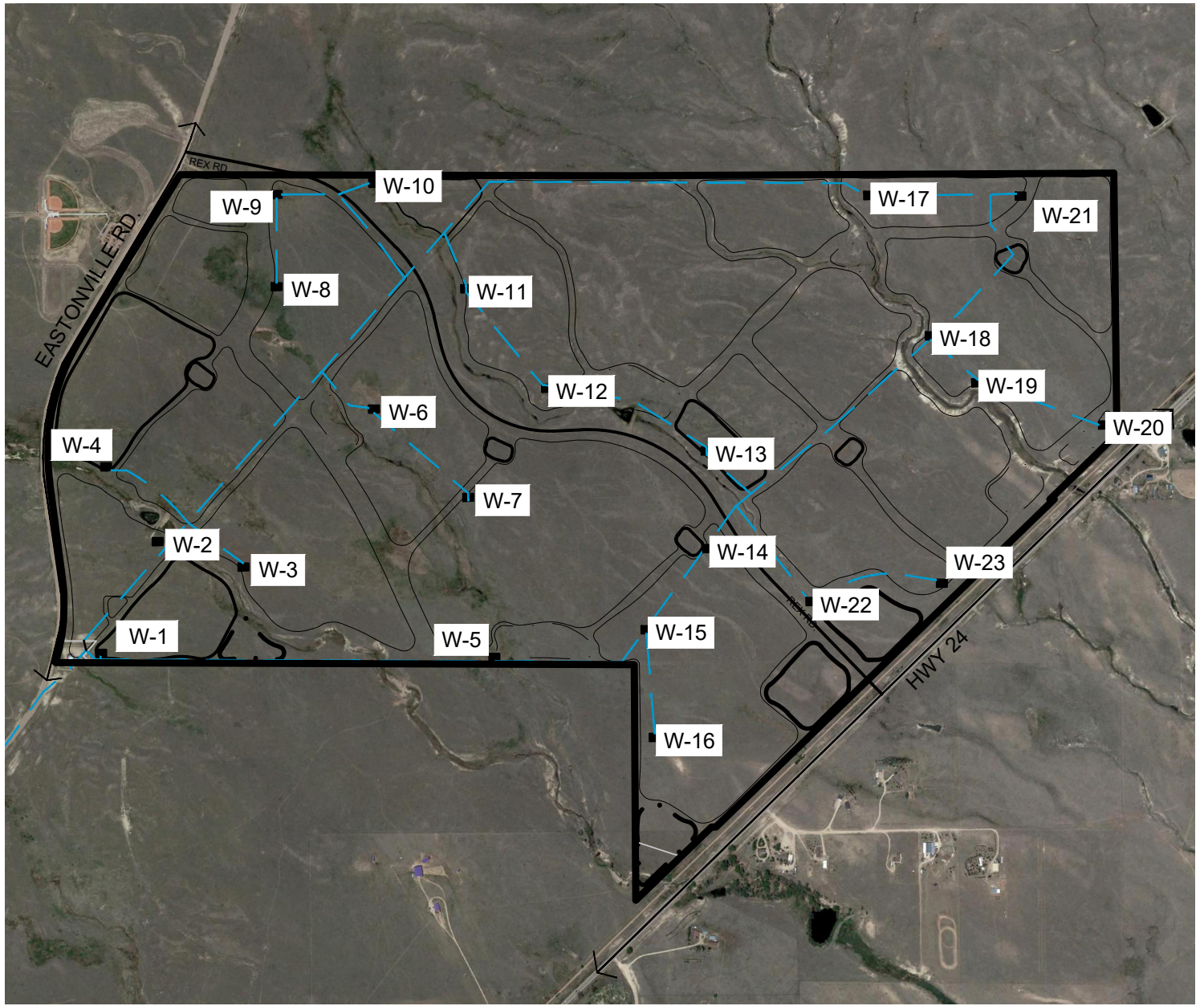
WELL LOCATION



NON-POTABLE WATER

IMPROVEMENTS DESCRIPTIONS:

NON-POTABLE WATER SYSTEM WILL INCLUDE WELL WATER COLLECTION AND TRANSPORT TO A CENTRAL WATER TREATMENT FACILITY. NON-POTABLE MAIN IMPROVEMENTS WILL INCLUDE ALL FITTINGS, BLOW-OFFS, AIR RELEASE VALVES, GATE VALVES AND TERMINAL PLUGS.



HRGreen.com

GRANDVIEW RESERVE
METROPOLITAN DISTRICT
NON-POTABLE WATER SYSTEM

SHEET

8

SCALE: 1" = 1250'
DATE: 04/01/2020

Xrefs: 01-DV-CONCEPT; xgt-1-AV01

LEGEND

METRO DISTRICT
BOUNDARY



PROPOSED 8" - 16"
WATER MAIN



LOCALIZED WATER
DISTRIBUTION



WATER TREATMENT
PLANT



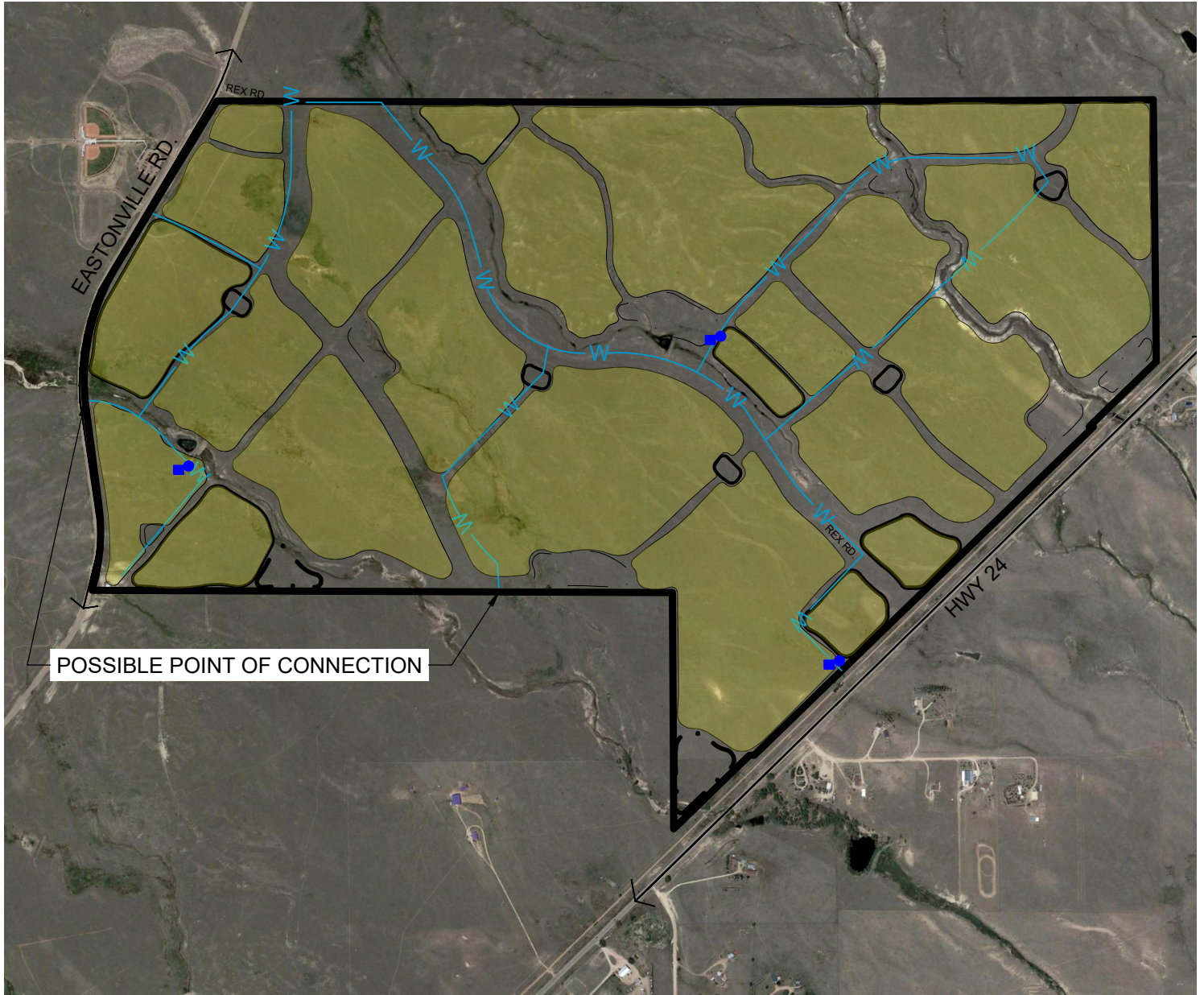
WATER STORAGE
TANK



WATER MAIN IMPROVEMENTS

DESCRIPTION:

POTABLE WATER MAIN IMPROVEMENTS WILL INCLUDE PVC WATERMANS ROUTED WITHIN ALL INTERNAL ROADWAYS TO PROVIDE POINT OF SERVICE CONNECTION TO ALL PLATTED LOTS. WATER MAIN IMPROVEMENTS WILL INCLUDE ALL FITTINGS, FIRE HYDRANTS, GATE VALVES, BLOW-OFFS, AIR RELEASE VALVES AND TERMINAL PLUGS.



POSSIBLE POINT OF CONNECTION



HRGreen.com

GRANDVIEW RESERVE
METROPOLITAN DISTRICT
POTABLE WATER SYSTEM

SHEET

6

SCALE: 1" = 1250'
DATE: 04/01/2020



Exhibit 8

BOCC

Chuck Broerman
09/29/2021 02:57:42 PM
Doc \$0.00 102
Rec \$0.00 Pages

El Paso County, CO

221182388

RESOLUTION NO. 21- 365

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO**

**RESOLUTION TO APPROVE THE SERVICE PLAN FOR GRANDVIEW
RESERVE METROPOLITAN DISTRICT NOS. 1-4 (ID-21-001)**

WHEREAS, 4 Site Investments, LLC, Linda Johnson-Conne, Trace Lee, Debbie Elliot and Peter Martz, did file an application with the Planning and Community Development Department of El Paso County, pursuant to Section 32-1-204 (2), C.R.S., for the review of a draft service plan for Grandview Reserve Metropolitan District Nos. 1-4; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on September 2, 2021, upon which date the Planning Commission did by formal resolution recommend approval of the subject Service Plan with conditions and a notation(s); and

WHEREAS, on September 14, 2021, the Board ordered a public hearing to be held on the Service Plan; and

WHEREAS, notice of the hearing before the Board was duly published in *The El Paso County Advertiser and News* on September 8, 2021 as required by law; and

WHEREAS, notice of the hearing before the Board was duly mailed by first class mail, to interested persons, defined as: The owners of record of all property within the proposed Title 32 district as such owners of record are listed in the proposed service plan; and the governing body of any municipality or special district which has levied an ad valorem tax within the next preceding tax year, and which has boundaries within a radius of three (3) miles of the proposed district's boundaries; and

WHEREAS, pursuant to the provisions of Title 32, Article 1, C.R.S., as amended, the Board held a public hearing on the Service Plan for the District on September 28, 2021; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the master plan for the unincorporated area of the County, study of the proposed service plan for Grandview Reserve Metropolitan District Nos. 1-4, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, and comments from all interested persons, and comments by the El

Paso County Planning Commission during the hearing, this Board finds as follows:

1. That the application for the draft service plan for the Special District was properly submitted for consideration by the Planning Commission and Board of County Commissioners.
2. That proper publication and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners of El Paso County.
3. That the hearings before the Planning Commission and the Board of County Commissioners of El Paso County were extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested persons were heard at those hearings.
4. That all exhibits were received into evidence.
5. There is sufficient existing and projected need for organized service in the area to be served by the proposed Special District.
6. Existing service in the area to be served by the proposed Special District is inadequate for present and projected needs.
7. The proposed Special District is capable of providing economical and sufficient service to the area within the proposed boundaries.
8. The area to be included in the proposed Special District has or will have the financial ability to discharge the proposed indebtedness on a reasonable basis.
9. Adequate service is not or will not be available to the area through the County, other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.
10. The facility and service standards of the proposed Special District are compatible with the facility and service standards of each county within which the proposed Special District is to be located and each municipality which is an interested party.
11. The proposal is in substantial compliance with a Master Plan adopted pursuant to C.R.S. §30-28-106.

12. The proposal is in compliance with any duly adopted county, regional or state long-range water quality management plan for the area.

13. The creation of the proposed Special District will be in the best interests of the area proposed to be served.

NOW, THEREFORE, BE IT RESOLVED the El Paso County Board of County Commissioners, Colorado, hereby determines that the requirements of Sections 32-1-207, C.R.S., relating to the modification of a service plan for the Cloverleaf Metropolitan District have been fulfilled in a timely manner;

BE IT FURTHER RESOLVED the Board hereby approves the Service Plan submitted for the Cloverleaf Metropolitan District, for property more particularly described in Exhibit A, which is attached hereto and incorporated by reference;

AND BE IT FURTHER RESOLVED that the following Conditions shall be placed upon this approval:

CONDITIONS OF APPROVAL

1. As stated in the proposed service plan, the maximum combined residential mill levy shall not exceed 65 mills for any residential property within the Grandview Reserve Metropolitan District Nos. 1-4, with no more than 50 mills devoted to residential debt service, no more than 10 mills devoted to operations and maintenance, no more than 5 mills devoted to a special purpose unless the Districts receive Board of County Commissioner approval to increase the maximum mill levy.
2. As stated in the proposed service plan, the maximum combined commercial mill levy shall not exceed 45 mills for any commercial property within the Grandview Reserve Metropolitan District Nos. 1-4, with no more than 35 mills devoted to commercial debt service, no more than 10 mills devoted to operations and maintenance unless the Districts receive Board of County Commissioner approval to increase the maximum mill levy.
3. As stated in the attached service plan, the maximum authorized debt for the Grandview Reserve Metropolitan District Nos. 1-4 shall be limited to \$295 million until and unless the Districts receive Board of County Commissioner approval to increase the maximum authorized debt.

4. **Approval of the service plan for the Grandview Reserve Metropolitan District Nos. 1-4 includes the ability of the Districts to use eminent domain powers for the acquisition of property to be owned, controlled, or maintained by the Districts or another public or non-profit entity and is for the material use or benefit of the general public. The Districts may not use the power of eminent domain without prior approval by the Board of County Commissioners at a publicly noticed hearing after a showing that the use of eminent domain is necessary in order for the Districts to continue to provide service(s) within the Districts' boundaries and that there are no other alternatives that would not result in the need for the use of eminent domain powers.**
5. **The Grandview Reserve Metropolitan District Nos. 1-4 shall provide a disclosure form to future purchasers of property in a manner consistent with the approved Special District Annual Report form. The developer(s) shall provide written notation on each subsequent final plat associated with the development of the annually filed public notice. County staff is authorized to administratively approve updates to the disclosure form to reflect current contact information and calculations.**
6. **The Grandview Reserve Metropolitan District Nos. 1-4 is expressly prohibited from creating separate sub-districts except upon prior notice to the Board of County Commissioners, and subject to the Board of County Commissioners right to declare such creation to be a material modification of the service plan, pursuant to C.R.S. § 32-1-1101(1)(f)(I).**
7. **As stated in the attached service plan, the Grandview Reserve Metropolitan District Nos. 1-4 shall not have the authority to apply for or utilize any Conservation Trust ("Lottery") funds without the express prior consent of the Board of County Commissioners. The Districts shall have the authority to apply for and receive any other grant funds, including, but not limited to, Great Outdoors Colorado (GOCO) discretionary grants.**
8. **Approval of this application shall not constitute relinquishment or undermining of the County's authority to require the developer to complete subdivision improvements as required by the Land**

Development Code and Engineering Criteria Manual and to require subdivision improvement agreements or development agreements and collateral of the developer to guarantee the construction of improvements.

9. Any future proposed development of the subject parcels will require approval of a map amendment (rezone), preliminary plan, and final plat(s), and such final plat(s) must be recorded prior to undertaking land disturbing activities, excluding pre-subdivision site grading without installation of wet utilities as a separate, stand-alone request.
10. The Grandview Reserve Metropolitan District Nos. 1-4 shall not be authorized to issue debt until and unless the underlying map amendment (rezoning) for the proposed Grandview Reserve development is approved by the Board of County Commissioners.
11. A material change to the land use assumptions identified in the service plan, and associated attachments, or any future material modification to the service plan shall require an amendment(s) to the service plan.
12. The Grandview Reserve Metropolitan District Nos. 1-4 shall not adopt or enact an ordinance, resolution, rule or other regulation that prohibits or restricts an authorized permittee from carrying a concealed handgun in a building or specific area under the direct control or management of the District as provided in C.R.S. § 18-12-214.

NOTATIONS

1. Approval of this service plan shall in no way be construed to infer a requirement or obligation of the Board of County Commissioners to approve any future land use requests within the boundaries of the Districts.
2. Any expansions, extensions, or construction of new facilities by the Grandview Reserve Metropolitan District Nos. 1-4 will require prior review by the Planning and Community Development Department to determine if such actions are subject to the requirements of Appendix B of the Land Development Code, Guidelines and

Regulations for Areas and Activities of State Interest (a.k.a. "1041
Regulations).

AND BE IT FURTHER RESOLVED, the record and recommendations of the El Paso County Planning Commission be adopted, except as modified herein.

AND BE IT FURTHER RESOLVED that a certified copy of this Resolution shall be filed in the records of the County and submitted to the petitioners for the purpose of filing in the District Court of El Paso County.

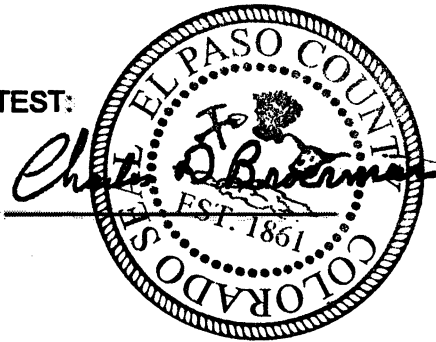
AND BE IT FURTHER RESOLVED that all resolutions or parts thereof, in conflict with the provisions hereof, are hereby repealed.

DONE THIS 28th day of September, 2021, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

ATTEST:

By:



By:

Chair

Stan T. Vandellief

EXHIBIT A

GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 1

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 21, AND A PORTION OF THE NORTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH,

RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACORDINGLY, PLS 30087, AND BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, BEING ASSUMED TO BEAR N00°52'26"W, A DISTANCE OF 5290.17 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO; THENCE N89°47'04"W ON THE SOUTH LINE OF SAID SECTION 21, A DISTANCE OF 1,253.14 FEET TO THE POINT OF BEGINNING; THENCE S43°11'44"W, A DISTANCE OF 155.45 FEET; THENCE S14°36'33"E, A DISTANCE OF 372.33 FEET; THENCE S46°29'19"W, A DISTANCE OF 590.52 FEET; THENCE S27°48'24"E, A DISTANCE OF 255.75 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N41°55'50"E, HAVING A DELTA OF 32°48'22", A RADIUS OF 330.82 FEET, A DISTANCE OF 189.42 FEET TO A POINT ON CURVE; THENCE S00°20'56"W, A DISTANCE OF 131.71 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28; THENCE N89°47'08"W, ON SAID SOUTH LINE, A DISTANCE OF 2,342.61 FEET; THENCE N00°12'52"E, A DISTANCE OF 25.00 FEET; THENCE N89°47'08"W, A DISTANCE OF 679.35 FEET, THENCE N°44°47"W, A DISTANCE OF 42.37

FEET; THENCE N41°52'38"E, A DISTANCE OF 21.11 FEET; THENCE N41°03'22"E, A DISTANCE OF 139.03 FEET; THENCE S89°58'12"W, A DISTANCE OF 288.62 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF EXISTING EASTONVILLE ROAD (60.00 FOOT WIDE); THENCE ON SAID EASTERLY RIGHT-OF-WAY AS DEFINED BY CERTIFIED BOUNDARY SURVEY, AS RECORDED UNDER DEPOSIT NO. 201900096, THE FOLLOWING FIVE (5) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N79°27'48"W, HAVING A DELTA OF 18°12'30", A RADIUS OF 1,630.00 FEET; A DISTANCE OF 518.00 FEET TO A POINT OF TANGENT;
2. N07°40'18"W, A DISTANCE OF 777.34 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 39°01'10", A RADIUS OF 1,770.00 FEET, A DISTANCE OF 1,205.40 FEET TO A POINT OF TANGENT.
4. N31°20'52"E, A DISTANCE OF 1,517.37 FEET TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 2°07'03", A RADIUS OF 1,330.00 FEET, A DISTANCE OF 49.15 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21;

THENCE S89°50'58"E ON SAID NORTH LINE, A DISTANCE OF 1,164.47 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS S24°25'09"W, HAVING A DELTA OF 21°22'37" A RADIUS OF 1,061.00 FEET, A DISTANCE OF 395.86 FEET TO A POINT OF TANGENT; THENCE S44°12'14"E, A DISTANCE OF 446.79 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 31°01'27", A RADIUS OF 1,261.00 FEET, A DISTANCE OF 682.80 FEET TO A POINT OF TANGENT; THENCE S13°10'46"E, A DISTANCE OF 235.68 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 62°58'51", A RADIUS OF 839.00 FEET, A DISTANCE OF 922.25 FEET TO A POINT ON CURVE; THENCE S14°30'21"W, A DISTANCE OF 374.20 FEET, THENCE S43°11'44"W, A DISTANCE OF 402.13 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 11,746,693 SQ. FEET OR 269.667 ACRES MORE OR LESS.

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 21, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, A PORTION OF THE WEST HALF OF SECTION 27 AND A PORTION OF THE NORTH NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH,

RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "PLS 30087," AND BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "PLS 30087", BEING ASSUMED TO BEAR N00°52'26"W, A DISTANCE OF 5290.17 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO; THENCE N00°52'26"W, ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 2,645.09 FEET TO THE POINT OF BEGINNING, THENCE N89°41'03"E ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 22, A DISTANCE OF 400.43 FEET, THENCE S54°38'19"E, A DISTANCE OF 322.18 FEET, THENCE S15°28'17"E, A DISTANCE OF 239.41 FEET, THENCE S07°54'45"W, A DISTANCE OF 89.22 FEET; THENCE S48°50'01"E, A DISTANCE OF 156.62 FEET; THENCE N83°02'29"E, A DISTANCE OF 324.17 FEET; THENCE S71°00'05"E, A DISTANCE OF 309.15 FEET; THENCE S42°42'14"W, A DISTANCE OF 361.76 FEET, THENCE S49°48'45"E, A DISTANCE OF 1,122.17 FEET; THENCE S46°23'57"W, A DISTANCE OF 1,414.53 FEET; THENCE S25°17'59"E, A DISTANCE OF 103.66 FEET; THENCE S09°17'58"E, A DISTANCE OF 136.80 FEET; THENCE S42°25'16"E, A DISTANCE OF 685.79 FEET; THENCE S41°12'32"W, A DISTANCE OF 99.97 FEET; THENCE S00°00'00"E, A DISTANCE OF 282.37 FEET, THENCE S43°38'54"W, A DISTANCE OF 640.39 FEET; THENCE S51°46'34"E, A DISTANCE OF 548.80 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE ROCK ISLAND REGIONAL TRAIL AS GRANTED TO EL PASO COUNTY IN THE WARRANTY DEED RECORDED IN BOOK 6548 AT PAGE 892, RECORDS OF EL PASO COUNTY, COLORADO, THENCE ON SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. S45°55'49"W, A DISTANCE OF 1,078.91 FEET;
2. S89°39'01"W, A DISTANCE OF 36.17 FEET;

3. S45°55'49W, A DISTANCE OF 855.35 FEET TO A POINT ON THE
EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 28;

THENCE N00°21'45"W, ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 591.16 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE N00°21'38"W ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1319.24 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, THENCE N89°47'08"W ON SAID SOUTH LINE, A DISTANCE OF 1,415.10 FEET; THENCE N00°20'56"E, A DISTANCE OF 131.71 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N09°07'27"E, HAVING A DELTA OF 32°48'22", A RADIUS OF 330.82 FEET, A DISTANCE OF 189.42 FEET TO A POINT ON CURVE; THENCE N27°48'24"W, A DISTANCE OF 255.75 FEET; THENCE N 46°29'19"E, A DISTANCE OF 590.52 FEET; THENCE N14°36'33"W, A DISTANCE OF 372.33 FEET; THENCE N43°11'44" E, A DISTANCE OF 557.57 FEET; THENCE N14°30'21"E, A DISTANCE OF 374.20 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N13°50'22"E, HAVING A DELTA OF 62°58'51", A RADIUS OF 839.00 FEET, A DISTANCE OF 922.25 FEET TO A POINT OF TANGENT; THENCE N13°10'46"W, A DISTANCE OF 235.68 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING DELTA OF 31°01'27", A RADIUS OF 1,261.00 FEET, A DISTANCE OF 682.80 FEET TO A POINT OF TANGENT; THENCE N44°12'14W, A DISTANCE OF 446.79 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 21°22'37", A RADIUS OF 1,061.00 FEET, A DISTANCE OF 395.86 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21; THENCE S89°50'58" ON SAID NORTH LINE, A DISTANCE OF 2,471.06 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 12,695,360 FEET, OR 291.445 ACRES MORE OR LESS.

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 22, AND A PORTION OF THE NORTH HALF OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH,

RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACORDINGLY, PLS 30087, AND BEING MONUMENTED AT THE NORTHEAST

CORNER BY A 3-1/4" ALUMINUM SURVEYORS
CAP STAMPED ACCORDINGLY PLS 30087, BEING
ASSUMED TO BEAR N00°52'26"W, A DISTANCE
OF 5290.17 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO; THENCE N00°52'26"W ON THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 2,645.09 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE N89°41'03"E ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 22, A DISTANCE OF 400.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°41'03"E ON SAID NORTH LINE, A DISTANCE OF 3,537.77 FEET, THENCE S00°41'58"E ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, A DISTANCE OF 2,117.66 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LIE OF THE ROCK ISLAND REGIONAL TRAIL AS GRANTED TO EL PASO COUNTY IN THE WARRANTY DEED RECORDED IN BOOK 6548 AT PAGE 892, RECORDS OF EL PASO COUNTY, COLORADO, THENCE ON SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. S45°55'49"W, A DISTANCE OF 758.36 FEET;
2. N89°38'06"E, A DISTANCE OF 36.18 FEET;
3. S45°55'49W, A DISTANCE OF 1,275.69 FEET;

THENCE N71°34'44"W, A DISTANCE OF 280.24 FEET; THENCE N46°34'17" W, A DISTANCE OF 189.58 FEET; THENCE N54°29'04"W, A DISTANCE OF 186.95 FEET; THENCE S69°20'27"W, A DISTANCE OF 410.44 FEET; THENCE S41°12'32" W, A DISTANCE OF 54.02 FEET; THENCE N42°25'16"W, A DISTANCE OF 685.79 FEET; THENCE N09°17'58"W, A DISTANCE 136.80 FEET; THENCE N25°17'59"W, A DISTANCE OF 103.66 FEET; THENCE N46°23'57"E, A DISTANCE OF 1,414.53 FEET; THENCE N49°48'45"W, A DISTANCE OF 1,122.17 FEET; THENCE N42°42'14", A DISTANCE OF 361.76 FEET; THENCE N71°00'05W, A DISTANCE OF 309.15 FEET; THENCE S83°02'29"W, A DISTANCE OF 324.17 FEET; THENCE N48°50'01"W, A DISTANCE OF 156.62 FEET; THENCE N07°54'45"E, A DISTANCE OF 89.22 FEET; THENCE N15°28'17"W, A DISTANCE OF 239.41 FEET; THENCE N54°38'19"W, A DISTANCE OF 322.18 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 8,073,011 SQ. FEET, OR 185.331 ACRES MORE OR LESS

A TRACT OF LAND BEING A PORTION OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH,

RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACORDINGLY, PLS 30087, AND BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY PLS 30087, BEING ASSUMED TO BEAR N00°52'26"W, A DISTANCE OF 5290.17 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO; THENCE N89°38'06"E, ON THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 3,378.84 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE ROCK ISLAND REGIONAL TRAIL AS GRANTED TO EL PASO COUNTY IN THE WARRANTY DEED RECORDED IN BOOK 6548 AT PAGE 892, REORDS OF EL PASO COUNTY, COLORADO; THENCE ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. N89°38'06"E, A DISTANCE OF 36.18 FEET;
2. S45°55'49W, A DISTANCE OF 1,275.69 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S45°55'49"W, ON SAID NORTHERLY RIGHT-OF-WAY LINE; A DISTANCE OF 1,464.32 FEET; THENCE N51°46'34"W, A DISTANCE OF 548.80 FEET; THENCE N43°38'54"E, A DISTANCE OF 640.39 FEET; THENCE N00°00'00"E, A DISTANCE OF 282.37 FEET; THENCE N41°12'32"E, A DISTANCE OF 153.99 FEET; THENCE N69°20'27"E, A DISTANCE OF 410.44 FEET; THENCE S54°29'04E, A DISTANCE OF 186.95 FEET; THENCE S46°34'17"E, A DISTANCE OF 189.58 FEET; THENCE S71°34'44" E, A DISTANCE OF 280.24 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 889,127 SQ. FEET OR 20.412 ACRES MORE OR LESS.

**GRANDVIEW RESERVE
METROPOLITAN DISTRICT NOS. 1 - 4**

EL PASO COUNTY, COLORADO

Date: July 20, 2021

SERVICE PLAN
FOR
GRANDVIEW RESERVE
METROPOLITAN DISTRICT NOS. 1 - 4

Prepared by:

SPENCER FANE LLP
Attention: Russell W. Dykstra
1700 Lincoln Street, Suite 2000
Denver, CO 80203-4554
Phone: 303-839-3845
E-mail: rdykstra@spencerfane.com

DRAFT: July 20, 2021

Applicant

Developer:

4 Site Investments, LLC
Attention: Paul Howard, Manager
1271 Kelly Johnson Boulevard, Suite 100
Colorado Springs, CO 80920

Proposed Initial Directors:

Kim Herman
Paul Howard
Samuel Howard

—
—

Consultants:

- Engineers – JDS-Hydro Consultants, Inc. and HR Green, Inc.
- Underwriter – D.A. Davidson- Brooke Hutchens

TABLE OF CONTENTS

I. EXECUTIVE SUMMARY1

II. DEFINITIONS3

III. INTRODUCTION.....6

A. Overall Purpose and Intent.....6

B. Need for The Districts.....6

C. County Objectives in Forming The Districts7

D. Multiple District Structure7

E. Specific Purposes - Facilities and Services.....9

 1. Water.....9

 2. Sanitation9

 3. Street Improvements, Transportation and Safety Protection10

 4. Drainage.....10

 5. Parks and Recreation.....10

 6. Mosquito Control.....11

 7. Fire Protection.....11

 8. Television Relay and Translation11

 9. Covenant Enforcement and Design Review11

 10. Security Services.....11

 11. Solid Waste Disposal11

 12. General.....11

F. Other Powers.....12

 1. Amendments12

 2. Authority to Modify Implementation of Financing Plan
 and Public Infrastructure.....12

G. Other Statutory Powers12

H. Eminent Domain12

I. Intergovernmental Agreements (IGAs)13

J. Description of Proposed Boundaries and Service Area.....13

 1. Initial District Boundaries.....13

 2. Additional Inclusion Areas13

 3. Extraterritorial Service Areas13

 4. Analysis of Alternatives.....13

 5. Material Modifications/Service Plan Amendment.....13

IV. DEVELOPMENT ANALYSIS.....14

A. Existing Developed Conditions14

B. Total Development at Project Buildout14

C. Development Phasing and Absorption.....15

D. Status of Underlying Land Use Approvals15

V. INFRASTRUCTURE SUMMARY15

VI.	FINANCIAL PLAN SUMMARY.....	15
A.	Financial Plan Assumptions and Debt Capacity Model	15
B.	Maximum Authorized Debt.....	16
C.	Maximum Mill Levies	16
1.	Maximum Debt Service Mill Levy	16
2.	Maximum Operational Mill Levy.....	16
3.	Maximum Special Purpose Mill Levy	16
4.	Maximum Combined Mill Levy	16
D.	Maximum Maturity Period For Debt	17
E.	Developer Funding Agreements	17
F.	Privately Placed Debt Limitation.....	18
G.	Revenue Obligations.....	18
VII.	OVERLAPPING TAXING ENTITIES, NEIGHBORING JURISDICTIONS	18
A.	Overlapping Taxing Entities.....	18
B.	Neighboring Jurisdictions	18
VIII.	CONSOLIDATION/DISSOLUTION	19
A.	Consolidation	19
B.	Dissolution	19
C.	Administrative Dissolution	20
IX.	COMPLIANCE.....	20
X.	MISCELLANEOUS	20
A.	Special District Act.....	20
B.	Disclosure to Prospective Purchasers	20
C.	Local Improvements	20
D.	Service Plan Not a Contract.....	21
E.	Land Use and Development Approvals	21
F.	Citizens Advisory Council	21
XI.	CONCLUSION	21

EXHIBITS

- A. Maps and Legal Descriptions**
 - 1. Vicinity Map**
 - 2. Boundary Exhibit**
 - 3. 5-Mile Radius Map**
 - 4. Legal Descriptions**
- B. Development Summary and Maps Depicting Public Improvements**
- C. Infrastructure Capital Costs**
- D. Financial Plan Summary**
- E. Annual Report and Disclosure Form**

I. EXECUTIVE SUMMARY

The following is a summary of general information regarding the proposed Districts provided for the convenience of the reviewers of this Service Plan. Please note that the following information is subject in all respects to the more complete descriptions contained elsewhere in this Service Plan.

Proposed Districts:	Grandview Reserve Metropolitan District Nos. 1 - 4
Property Owner:	4 Site Investments, LLC (Schedule Numbers 4200000396 and 4200000328)
Developer:	4 Site Investments, LLC
Description of Development:	The boundaries of the proposed Districts consist of approximately 767 acres of land located northwest of Highway 24, east of Eastonville Road, south of Latigo Boulevard, and north of Stapleton Road in El Paso County. Approximately 581 acres within the proposed Districts' boundaries are anticipated to consist of approximately 555 single family homes with an average value of \$385,000, approximately 749 single family homes with an average value of \$375,000, approximately 846 single family homes with an average value of \$340,000, approximately 1,110 single family attached homes with an average value of \$295,000, approximately 17 acres are anticipated to consist of commercial development, and approximately 146 acres are anticipated to be utilized for open space, a church site, and a school site (see Pages 4 and 5 of the financial plan provided as part of Exhibit D). The number of anticipated homes and the amount of commercial square footage remain estimates and may be altered depending on the final outcome of the development approval process. At this stage, it is anticipated that all developed residential lots will be subject to the same mill levies based upon the overall services to be provided to the development as a whole and all developed commercial properties will be subject to the same mill levies based upon the overall services to be provided to the development.
Proposed Improvements to be Financed:	Proposed completion of an estimated \$285,000,000 of on and off-site public improvements including, but not limited to, on and off-site streets, roadway, water and sanitary sewer, stormwater and drainage, landscaping, and park and recreation improvements. The foregoing cost estimates are preliminary in nature and the ultimate costs may increase or decrease depending on numerous factors, many of which are out of the Developer's control. In particular, these initial cost estimates

only include the public improvement portion of costs and the total project improvement costs (including items such as dry utilities, etc.) will be significantly higher and will materially increase the overall development costs.

Proposed Ongoing Services:

The Developer and the proposed Districts intend to work with existing overlapping service providers to obtain the necessary consents and/or approvals for the provision of necessary services to the Districts including, but not limited to, water, streets, drainage, and parks and recreation. Because the overall development remains in its infancy, the specific services and potential overlapping service providers have yet to be determined. Based on current information, it is anticipated that the Districts will ultimately utilize other service providers to provide wastewater and fire protection services once the necessary improvements are constructed. More information can be provided once determined and known. Additionally, the proposed Districts shall have the power and authority to provide other services as authorized under the Special District Act including, but not limited to, mosquito control, television relay and translation, covenant enforcement and design review, and security services.

Infrastructure

Capital Costs:

Approximately \$285,000,000

Maximum Debt Authorization:

\$295,000,000 (combined for all Districts)

Proposed Maximum Debt Mill Levy:

50 Mills – for each residential district
35 Mills – for each commercial district

Proposed Maximum O & M Mill Levy:

10 Mills for each district

Proposed Special Purpose Mill Levy:

5 mills for covenant enforcement and design review –
for each residential district

Proposed Maximum Mill Levies:

Residential districts: 65 Mills inclusive of debt (50 mills for residential districts), operations and maintenance (10 mills), and covenant enforcement and design review (5 mills) for each District.
Commercial districts: 45 inclusive of debt (35 mills for commercial districts) and operations and maintenance (10 mills) for each District

Proposed Fees:

None anticipated at this time.

II. DEFINITIONS

The following terms are specifically defined for use in this Service Plan. For specific definitions of terms not listed below please also refer to the El Paso County Special District Policies, the El Paso County Land Development Code and Colorado Revised Statutes, as may be applicable.

Additional Inclusion Areas: means the property described in Section J of Article III.

Annual Report and Disclosure Statement: means the statement of the same name required to be filed annually with the Board of County Commissioners pursuant to Resolution 06-472 as may be amended.

Board(s): means the board of directors of any District, or in the plural, the boards of directors of all the Districts.

Board of County Commissioners: means the Board of County Commissioners of El Paso County.

Commercial District: means District No. 4, containing property classified for assessment as nonresidential.

Control District: means District No. 1, which is intended to include property owned by the organizers of the Districts, and whose Board of Directors is intended to be occupied by representatives of the organizers of the Districts, in order to direct the activities of the Districts to achieve an overall development plan for Public Improvements. References to "District No. 1" shall be deemed to refer to the Control District.

County: means El Paso County, Colorado

Debt: means bonds or other obligations for the payment of which the Districts have promised to impose an *ad valorem* property tax mill levy without such promise being subject to annual appropriation.

Developer Funding Agreement: An agreement of any kind executed between a special district and a Developer as this term is specifically defined below, including but not limited to advance funding agreements, reimbursement agreements or loans to the special district from a Developer, where such an agreement creates an obligation of any kind which may require the special district to re-pay the Developer. The term "Developer" means any person or entity (including but not limited to corporations, venture partners, proprietorships, estates and trusts) that owns or has a contract to purchase undeveloped taxable real property greater than or equal to ten percent (10%) of all real property located within the boundaries of the special district. The term "Developer Funding Agreement" shall not extend to any such obligation listed above if such obligation has been converted to Debt issued by the special district to evidence the obligation to repay such Developer Funding Agreement, including the purchase of such Debt by a Developer.

District No. 1: means the Grandview Reserve Metropolitan District No. 1 (also known as the Control District) as described in this Service Plan.

District No. 2: means the Grandview Reserve Metropolitan District No. 2.

District No. 3: means the Grandview Reserve Metropolitan District No. 3.

District No. 4: means the Grandview Reserve Metropolitan District No. 4.

External Financial Advisor: means a consultant that: (i) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (ii) shall be an underwriter, investment banker, or individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place; and (iii) is not an officer or employee of the District for which External Advisor Services are being rendered; and (iv) has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt.

Financing Districts: means District Nos. 2 - 4, which are expected to include residential and/or commercial development that will produce the required revenue to fund the Public Improvements and any operations and maintenance costs.

Initial District Boundaries: means the initial boundaries of the Districts as described in Exhibit A and as legally described in the legal description found at Exhibit A.

Legislative Adjustment: means if, on or after January 1, 2021, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut, or abatement, the Maximum Debt Service Mill Levy, Maximum Operational Mill Levy, or the Maximum Special Purpose Mill Levy limitation may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after January 1, 2021, are neither diminished nor enhanced as a result of such changes.

Local Public Improvements: means facilities and other improvements which are or will be dedicated to the County or another governmental or quasi-governmental entity for substantially public use, but which do not qualify under the definition of Regional Public Improvements. Examples would include local streets and appurtenant facilities, water and sewer lines which serve individual properties and drainage facilities that do not qualify as reimbursable under adopted drainage basin planning studies.

Material Modification: has the meaning described in Section 32-1-207, C.R.S., as it may be amended from time to time, which, among other things, outlines what constitutes a material modification and the procedure for making a modification to a service plan.

Maximum Combined Mill Levy: The maximum combined ad valorem mill levy the applicable District may certify against any property within said District for any purposes.

Maximum Debt Authorization: means the maximum principal amount of Debt that the Districts combined may have outstanding at any time, which under this Service Plan is \$295,000,000.

Maximum Debt Service Mill Levy: The maximum ad valorem mill levy the applicable District may certify against any property within said District for the purpose of servicing any Debt incurred by or on behalf of said District.

Maximum Operational Mill Levy: The maximum ad valorem mill levy the applicable District may certify against any property within said District for the purposes providing revenues for ongoing operation, maintenance, administration or any other allowable services and activities other than the servicing of Debt. This Maximum Operational Mill Levy is exclusive of any Maximum Special Mill Levy which might be separately authorized.

Maximum Special Purpose Mill Levy: means the maximum ad valorem mill levy which is allowed in addition to the allowable Maximum Debt Service Mill Levy and Maximum Operation Mill Levy to be used for covenant enforcement and design review (if provided by the District) by the Residential Districts.

Planning and Community Development Department: The department of the County formally charged with administering the development regulations of the County.

Public Improvements: Those improvements constituting Regional Public Improvements and Local Public Improvements collectively including, but not limited to, on and off-site improvements such as on and off-site streets, roadway, bridges, water and sanitary sewer, stormwater and drainage, landscaping, and park and recreation improvements.

Regional Public Improvements: Facilities and other improvements which are or will be dedicated to the County, State, or another governmental or quasi-governmental entity for substantially public use, and which serve the needs of the region.

Residential Districts: District Nos. 1-3, inclusive, containing property classified for assessment as residential.

Revenue Obligations: means bonds or other obligations not subject to annual appropriation that are payable from a pledge of revenues other than *ad valorem* property taxes.

Service Plan: means this Service Plan for the Districts.

Special District Act: means Section 32-1-101, *et seq.*, of the Colorado Revised Statutes, as amended from time to time.

State: means the State of Colorado.

Underlying Land Use Approvals: means Board of County Commissioners approval of the applicable land use plans that form the basis for the need for the Districts and its proposed financing plan and/or services. Such approvals may be in the form of one or a combination of Sketch Plans, Generalized Planned Unit Development (PUD) Development Plans, site-specific PUD plans, or subdivision plans.

III. INTRODUCTION

A. Overall Purpose and Intent.

The Districts will be created pursuant to the Special District Act, and are being created with a Control District/Financing District structure under El Paso County policies. The Districts are independent units of local government, separate and distinct from the County, and, except as may otherwise be provided for by State or local law or this Service Plan, their activities are subject to review by the County only insofar as they may deviate in a material matter from the requirements of the Service Plan. It is intended that the Districts, in their discretion, will provide a part or all of various Public Improvements, as defined herein, necessary and appropriate for the development of a project within the unincorporated County to be known as "Grandview Reserve" (the "Project"). The Public Improvements will be constructed for the use and benefit of all anticipated inhabitants, property owners and taxpayers of the Districts. Offsite Public Improvements will also benefit regional users. The primary purpose of the Districts will be to finance the construction of these Public Improvements. Additional major purposes may include covenant enforcement, design review, and park and recreation purposes.

District No. 1 is proposed to be the Control District, and is expected to coordinate the financing and construction of all Public Improvements. District Nos. 2 - 4 are proposed to be the Financing Districts, and are expected to include residential and/or commercial development that (in coordination with District No. 1) will produce the required revenue to fund the Public Improvements and any operations and maintenance costs.

B. Need For The Districts.

There is a need for creation of the Districts. A multiple district structure has been chosen to account for the project to be developed in multiple phases. The phasing of development will allow for more efficient financing for the overall project. As further explanation, the Districts will serve a large project with significant infrastructure and phasing will require multiple districts to accommodate any delay in development and for a coordinated approach to infrastructure financing. The multiple district structure also allows bonding to be done in the most efficient manner by segregating the bonds to completed portions of the development instead of being forced to issue bonds early in the project.

There are currently no other governmental entities, including the County, located in the immediate vicinity of the Districts that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of

the Public Improvements needed for the Project. It is acknowledged that the Districts are located in the vicinity of 4-Way Ranch Metropolitan District No. 2 ("4-Way Ranch") and Woodmen Hills Metropolitan District ("Woodmen Hills"). It is not feasible, however, for the property to be included into either 4-Way Ranch or Woodmen Hills and receive the support it needs for development. First, Woodmen Hills is unable to finance and provide necessary water and sanitation system infrastructure internal to the development. Second, the Board of Directors of 4-Way Ranch determined that it is unable to provide or finance the necessary infrastructure for the development and therefore approved the exclusion of the property within the Project. Moreover, the Board of Directors of 4-Way Ranch have submitted a letter to the Board of County Commissioners expressing its support of the formation of the Districts and further explaining the inability of 4-Way Ranch to provide the service, improvements, and funding required for the Grandview Reserve development. Based on the foregoing, formation of the Districts is necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

C. County Objectives In Forming The Districts.

The County recognizes the Districts as independent quasi-municipal entities which are duly authorized for the purposes and functions identified in the Service Plan. Future County involvement in the affairs of the Districts will generally be limited to functions as required by the Colorado Revised Statutes, reporting and disclosure functions, determinations as to compliance with the limits as set forth in this Service Plan or any conditions attached to its approval, as well as additional activities or relationships as may be stipulated in any intergovernmental agreements which may be entered into between the Districts and the County in the future.

In approving this Service Plan, the objectives of the County include an intent to allow the applicant reasonable access to public tax-exempt financing for reasonable costs associated with the generally identified Public Improvements and to allow the applicant the ability to prudently obligate future property owners for a reasonable share of the repayment costs of the Public Improvements which will benefit the properties within the Districts.

It is the additional objective of the County to allow for the Districts to provide for the identified ongoing services which either cannot or will not be provided by the County and/or other districts.

D. Multiple District Structure.

1. Multiple District Structure. This Service Plan sets forth the general parameters for the working relationship between District No. 1 (as the Control District) and the Financing Districts. This structure is intended to provide for the fair and equitable allocation of the costs of the Public Improvements and related services within the various development areas of the Project. In addition, the multiple district structure will support the phased development of the Project, as well as the designation of the residential and commercial development among the Districts.

District No. 1 is expected to be responsible for managing the construction, acquisition, installation and operation of the Public Improvements. The Financing Districts (District Nos. 2 through 4) are expected to be responsible for providing the funding and tax base needed to support

the plan for financing the Public Improvements and for operation, maintenance and administrative costs. It is anticipated that the District Nos. 2 & 3 (Residential Districts) will consist primarily of residential units and the commercial uses will be located in District No. 4 (Commercial District). The allocation of responsibility for all such functions among the Districts may occur in any combination based upon the best interests of the property owners and residents within the Project.

Each District will be authorized to provide improvements and services, including but not limited to acquisition of completed improvements, to the property within and without their respective legal boundaries, as they may be amended from time to time. Debt may be issued by either District No. 1 and/or the Financing Districts as appropriate to deliver the improvements and services to the property within the Project.

Due to the interrelationship between the Districts, various agreements are expected to be executed by one or more of the Districts clarifying the respective responsibilities and the nature of the functions and services to be provided by each District. The agreements will be designed to help assure the orderly development of essential services and facilities resulting in a community that is an aesthetic and economic asset to the County.

2. **Benefits of Multiple District Structure.** The use of a multiple district structure as described in this Service Plan serves the best interests of the County, the applicant and the future taxpayers within the Districts. The benefits of using the multiple district structure include: (a) coordinated administration of construction and operation of public improvements and delivery of those improvements in a timely manner; and (b) assurance that improvements required by the County are constructed in a timely and cost effective manner.

a. **Coordinated Services.** As presently planned, development of the Project will proceed in phases, which will require the extension of public services and facilities. The multiple district structure will assure that the construction and operation of each phase of Public Improvements, including Public Improvements such as parks, channels, and drainage, will be administered consistent with a long-term construction and operations program. Use of District No. 1 to direct financing, construction, acquisition and installation of improvements and for management of operation and maintenance needs will facilitate a well-planned financing effort through all phases of construction, which will assist in the coordinated extension of services.

b. **Debt Allocation.** Allocation of the responsibility for paying debt for capital improvements will be managed through development of a unified financing plan for these improvements and through development of an integrated operating plan for long-term operations and maintenance for those improvements that are not dedicated to and accepted by the County or other governmental entity, but retained by the Districts as appropriate. Use of District No. 1 to manage these functions will help assure that no area within the Project becomes obligated for more than its share of the costs of capital improvements and operations. Neither high nor low-density areas will bear a disproportionate burden of debt and operating costs. Additionally, equity is also promoted due to the fact that there must be a rational relationship between the land that is subject to a District's mill levy and the improvements or services being funded.

3. **Transition to Single District Structure.** Once the Districts have achieved full

development, including completion of (i) the necessary on and off-site public improvements; (ii) the contemplated residential and commercial development components; and (iii) repayment of all outstanding debt, the Districts may thereafter take the appropriate steps to transition to a single district structure.

E. Specific Purposes - Facilities and Services.

Each of the Districts are authorized to provide the following facilities and services and those further described in the Special District Act, both within and without the boundaries of the Districts as may be necessary:

1. **Water.** The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for potable water and irrigation water facilities and systems, including, but not limited to, water rights, water supply, treatment, storage, transmission, and distribution systems for domestic, irrigation, fire control, and other public purposes, together with all necessary and proper reservoirs, treatment facilities, wells, equipment, and appurtenances incident thereto, which may include, but shall not be limited to, transmission lines, pipes, distribution mains and laterals, storage facilities, and ditches, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. The Districts shall have the power and authority to contract with other private or governmental entities to provide any or all of the services the Districts are authorized or empowered to provide. To the extent necessary, the Districts shall dedicate any necessary improvements to one or more governmental entities that provide service ("Provider Jurisdiction") in accordance with the Provider Jurisdiction rules and regulations.

It is anticipated that District No. 1 will provide water services to the property within the Districts' boundaries. The initial planning of the land plan for the property within the Districts' boundaries references the County's Master Plan goals and implementation strategies to incorporate efficiency and conservation. The sketch plan submitted to the County increases density and maximizes open space surrounding the natural tributary areas, thus decreasing irrigation consumption and discouraging individual wells. The landform grading is focused on limiting excavation within shallow ground water levels to deter ground water surfacing and associated groundwater re-introductions. Swales will be utilized within the individual planning areas to promote groundwater recharge. Future local wells, mostly in the Arapahoe and Laramie Fox-Hills formations, will provide water for the property located within the District. It is anticipated that off-site wells will likely be needed (from neighboring lands owned by the Developer) for full build-out. In addition, potential future interconnections may be made with neighboring districts and service providers. Finally, the Districts will implement strategies to reduce water usage, including tiered water rates, multiple stages of water restrictions, and end-user sustainability practices.

2. **Sanitation.** The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, assess tap or other facility fees, and provide for sanitary sewers and to transport wastewater to an appropriate wastewater treatment facility, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. To the extent necessary, the Districts shall dedicate any necessary improvements to one or more governmental entities that provide service ("Provider Jurisdiction") in accordance with the Provider Jurisdiction rules and regulations. It is anticipated that that the Districts will construct or

cause to be constructed the sanitary sewer infrastructure needed for the Project and will dedicate such infrastructure to Cherokee Metropolitan District for operation and maintenance. The Districts may enter into an intergovernmental agreement with Cherokee Metropolitan District to govern this relationship. In the unlikely event the Districts are not able to reach an agreement with Cherokee Metropolitan District, the Districts may renew discussions with Woodmen Hills Metropolitan District for sewer treatment services.

3. **Street Improvements, Transportation and Safety Protection.** The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for arterial and collector streets and roadway improvements including, but not limited to, bridges, curbs, gutters, culverts, storm sewers and drainage facilities, retaining walls and appurtenances, sidewalks, paving, lighting, grading, landscaping, streetscaping, placement of underground utilities, snow removal, tunnels, and other street improvements, and architectural enhancements to any or all of the above, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. It is anticipated that most of the foregoing street improvements, except underground utilities, will be dedicated by the Districts to the County upon completion and, following acceptance by the County, the County will own, operation and maintain such street improvements.

4. **Drainage.** The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for flood and surface drainage improvements, including, but not limited to, culverts, dams, retaining walls, access way inlets, detention and retention ponds, paving, roadside swales, curbs and gutters, disposal works and facilities, water quality facilities, and all necessary and proper equipment, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. To the extent necessary, the Districts shall dedicate any necessary improvements to one or more governmental entities that provide service ("Provider Jurisdiction") in accordance with the Provider Jurisdiction rules and regulations. It is anticipated that the Districts will maintain drainageways, detention and water quality facilities, unless and until the County develops a stormwater maintenance district, division, or other entity.

5. **Parks and Recreation.** The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for public park and public recreation centers and other recreation facilities, services, or programs including, but not limited to, grading, soil preparation, landscaping, sprinkler systems, fencing, pavilions, playgrounds, playing fields, open space, bike trails, pedestrian trails, pedestrian bridges, picnic areas, common area landscaping, streetscaping, storage buildings and facilities, weed control, paving, decorative paving, outdoor functional and decorative lighting, community events, and other services, programs and facilities, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. To the extent necessary, the Districts shall dedicate any necessary improvements to one or more governmental entities that provide service ("Provider Jurisdiction") in accordance with the Provider Jurisdiction rules and regulations. It is anticipated that the Districts will own, operate, and maintain the park and recreation improvements and facilities.

The Districts shall not have the authority to apply for or utilize any Conservation Trust ("Lottery") funds without the express prior consent of the Board of County

Commissioners. The Districts shall have the authority to apply for and receive any other grant funds, including, but not limited to, Great Outdoors Colorado (GOCO) discretionary grants. Such approval, although required, is not considered to be a material modification which would require the need to revise this Service Plan.

6. **Mosquito Control.** The Districts shall have the power and authority to finance, design, construct, acquire, install, operate, maintain, and provide for systems and methods for the eradication and control of mosquitoes, including but not limited to elimination or treatment of breeding grounds and purchase, lease, contracting or other use of equipment or supplies for mosquito control.

7. **Fire Protection.** The Districts shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless such facilities and services are provided pursuant to an intergovernmental agreement with the applicable Fire District. The authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system shall not be limited by this provision. It is anticipated that the Districts will cooperate with the applicable Fire District in regard to placement and construction of a fire station.

8. **Television Relay and Translation.** The Districts shall have the power and authority to finance, design, construct, install, acquire, operate, and maintain television relay and translator facilities, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

9. **Covenant Enforcement and Design Review.** The Districts shall have the power and authority to provide covenant enforcement and design review services subject to the limitations set forth in C.R.S. § 32-1-1004(8), as it may be amended from time to time, which addresses covenant enforcement and design review services as additional powers of a metropolitan district under certain circumstances. If utilized, the covenant enforcement and design review powers will be coordinated through District No. 1 on behalf of all of the Districts pursuant to an Inter-District Intergovernmental Agreement to be executed by the Districts.

10. **Security Services.** The Districts shall have the power and authority to provide security services within the boundaries of the Districts, subject to the limitations set forth in C.R.S. § 32-1-1004(7), as it may be amended from time to time, which addresses security services as an additional power of a metropolitan district under certain circumstances. In no way is this power and authority intended to limit or supplant the responsibility and authority of local law enforcement (i.e., the El Paso County Sheriff's Department) within the boundaries of the Districts.

11. **Solid Waste Disposal.** The Districts have no plans to provide solid waste disposal services.

12. **General.** Because the overall development remains in its infancy, the specific services and potential overlapping service providers have yet to be determined. Based on current information, it is anticipated that the Districts will ultimately utilize other service providers to provide wastewater and fire protection services once the necessary improvements have been constructed.

More information can be provided once determined and known. Further, to the extent any of the above referenced facilities, improvements and services are dedicated and accepted by the County, the County shall own, operate and maintain such accepted facilities and related improvements. The Districts shall be authorized to own, operate and maintain any facilities, improvements and appurtenances not otherwise dedicated to and accepted by any Provider Jurisdiction, subject to any applicable County rules and regulations.

F. Other Powers.

1. Amendments. The Districts shall have the power to amend this Service Plan as needed, subject to appropriate statutory procedures as set forth in Section 32-1-207, C.R.S., as it may be amended from time to time, which, among other things, outlines what constitutes a material modification and the procedure for making a modification in a service plan.

2. Authority to Modify Implementation of Financing Plan and Public Infrastructure. Without amending this Service Plan, the Districts may defer, forego, reschedule or restructure the financing and construction of certain improvements and facilities, to better accommodate the pace of growth, resources availability, and potential inclusions of property within the Districts.

G. Other Statutory Powers.

The Districts may exercise such powers as are expressly or impliedly granted by Colorado law, if not otherwise limited by the Service Plan or its conditions of approval. The Districts shall not exercise the statutory authority granted in C.R.S. § 18-12-214 by enacting an ordinance, resolution, rule, or other regulation restricting or prohibiting the carrying of a concealed handgun in a building or specific area within its jurisdiction or under its direct control by a person holding a permit to do so.

H. Eminent Domain.

The Districts may exercise the power of eminent domain only as necessary to further the clear public purposes of the Districts. Currently, the Districts do not expect to use the power of eminent domain.

The power of eminent domain shall be limited to the acquisition of property that the applicable District intends to own, control or maintain by the applicable District or other governmental entity and is for the material use or benefit of the general public. The term “material use or benefit for the general public” shall not include the acquisition of property for the furtherance of an economic development plan, nor shall it include as a purpose an intent to convey such property or to make such property available to a private entity for economic development purposes. The phrase “furtherance of an economic development plan” does not include condemnation of property to facilitate public infrastructure that is necessary for the development of the Project.

I. Intergovernmental Agreements (IGAs).

The Districts are authorized to enter into IGAs to the extent permissible by law. As of the date of approval of this Service Plan, and as noted below, the Districts intend to enter into an intergovernmental agreement which shall govern the relationships by and among the Districts with respect to the financing, construction and operation of the Public Improvements contemplated herein. The Districts will establish a mechanism whereby any one or more of the Districts may separately or cooperatively fund, construct, install and operate the improvements. As noted earlier, the multiple district structure fits within an intended multiple phase development plan. The phasing of development will allow for more efficient financing for the overall project.

J. Description Of Proposed Boundaries And Service Area.

1. **Initial District Boundaries.** A vicinity map showing the general location of the area that may be served by the Districts is included as part of Exhibit A. A map of the initially included properties is included as part of Exhibit A, with legal descriptions of each of the Districts' boundaries also found as part of Exhibit A.

2. **Additional Inclusion Areas/Boundary Adjustments.** The Districts shall be authorized to include territory in accordance with applicable provisions of the Special District Act. Further, in order to accommodate the needs of Project phasing and other contingencies, the boundaries of the Districts may be adjusted via the inclusion or exclusion within the combined area of the Initial District Boundaries in accordance with the applicable provisions of the Special District Act. Notwithstanding the foregoing, the Districts are prohibited from including additional property within the Districts' boundaries if the property is within the corporate limits of the City of Colorado Springs without express prior consent of the City of Colorado Springs.

3. **Extraterritorial Service Areas.** The Districts do not anticipate providing services to areas outside of the Initial District Boundaries and Additional Inclusion Areas.

4. **Analysis Of Alternatives.** It is anticipated that the Districts, collectively, will undertake the financing and construction of the improvements contemplated herein. Specifically, the Districts shall enter into an intergovernmental agreement which shall govern the relationships between and among the Districts with respect to the financing, construction and operation of the improvements contemplated herein. The multiple district structure will support the phased development of the Project, as well as the fact that although the Financing Districts will consist primarily of residential units, the limited commercial development will be located in one or more of the Financing Districts. The Districts will establish a mechanism whereby any one or more of the Districts may separately or cooperatively fund, construct, install and operate the improvements. As stated above, neither the County nor any other public entity, including 4-Way Ranch Metropolitan District and Woodmen Hills Metropolitan District, is available or willing to provide the Public Improvements required.

5. **Material Modifications/Service Plan Amendment.** Material modifications of this Service Plan shall, at a minimum, trigger the need for prior approval of the Board of County Commissioners at an advertised public hearing and may require a need for a complete re-submittal of

an amended Service Plan along with a hearing before the County's planning commission. For the purpose of this Service Plan the following changes shall be considered material modifications:

a. Any change in the basic services provided by the Districts, including the addition of any types of services not authorized by this Service Plan.

b. Any other matter which is now, or may in the future, be described as a material modification by the Special District Act.

c. Imposition of a mill levy in excess of any of the Maximum Mill Levies as authorized in this approved Service Plan.

d. Issuance of Debt in excess of the Maximum Debt Authorization authorized in this Service Plan.

e. Creation of any sub-districts as contemplated in the Special District Act.

f. Inclusion into any District of any property over five (5) miles from the combined area of the Initial District Boundaries.

g. Issuance of any Debt with a maturity period of greater than thirty (30) years from the date of issuance of such Debt.

IV. DEVELOPMENT ANALYSIS

A. Existing Developed Conditions.

At the present time there are no public improvements within the boundaries of the proposed Districts and there is no population.

B. Total Development At Project Buildout.

At complete Project build-out, development within the Districts is planned to consist of approximately 555 single family homes with an average value of \$385,000, approximately 749 single family homes with an average value of \$375,000, approximately 846 single family homes with an average value of \$340,000, approximately 1,110 single family attached homes with an average value of \$295,000, and approximately 20,000 square feet of commercial development (see Pages 4 and 5 of the financial plan information provided as part of Exhibit D). The total estimated population of the Districts upon completion of the residential development is 8,125 people (3,250 residential units x 2.5 persons per residential unit). The rate of absorption is a projection based on information from the Developer and is used for estimating the financial plan. There is no way to accurately predict absorption due to variables such as the economic factors, housing demand, land-use approval timing, building supply chains, and labor availability. In view of these factors, the bond underwriter projects the potential ability of the Districts to discharge the proposed debt per the statutory requirement. If absorption is delayed or accelerated, the bond issuance parameters will reflect those changes at the

time of issuance.

C. Development Phasing And Absorption.

Absorption of the project is projected to take approximately fourteen (14) years, estimated to begin in 2022 (year) and end in 2036 (year) and is further described in the Development Summary Table found at **Exhibit B**. Maps depicting the Public Improvements are attached as part of **Exhibit B**.

D. Status of Underlying Land Use Approvals.

Sketch Plan approval was obtained from the EPC BOCC and recorded on September 23, 2020. The land use conforms to the Falcon/Peyton Small Area Master Plan for "Urban Density." The County's Master Plan categorizes the future land use placetype as "Suburban Residential." This categorization provides a collection of land uses that include mainly single-family detached homes, but also includes single-family attached, multifamily, commercial retail, commercial service, parks and open space and institutional uses, all of which are anticipated within the Project.

V. INFRASTRUCTURE SUMMARY

Attached as **Exhibit C** is a summary of the estimated costs of Public Improvements which are anticipated to be required within these Districts. A general description of the categories of Public Improvements is included in Section III.D. of this Service Plan. The total costs of the Public Improvements is estimated to be approximately \$285,000,000 in year 2021 dollars. It should be noted, though, the foregoing costs estimates are preliminary in nature and the ultimate costs may increase or decrease depending on numerous factors, many of which are out of the Developer's control. In particular, these initial cost estimates only include the public improvement portion of costs and the total project improvement costs (including items such as dry utilities, etc.) will be significantly higher and will materially increase the overall costs. The financial model attached to **Exhibit D** estimates that the Districts will finance up to approximately \$94,605,000 (approximately 36% of the total costs of the Public Improvements), but the amount ultimately financed by the Districts will be subject to the Maximum Authorized Debt limit.

All Public Improvements will be designed and constructed in accordance with the standards of the governmental entity to which such Public Improvements will be dedicated (including, with respect to storm sewer and drainage facilities, the applicable NPDES standards), and otherwise in accordance with applicable El Paso County standards. The composition of specific Public Improvements will be determined in connection with applicable future land use and development approvals required by El Paso County rules and regulations.

VI. FINANCIAL PLAN SUMMARY.

A. Financial Plan Assumptions and Debt Capacity Model.

Attached at **Exhibit D** is a summary of development assumptions, projected assessed valuation, description of revenue sources (including applicable mill levies and fees) and expenses for

both operations and debt service, and an overall debt capacity model associated with projected future development of the Project. The model demonstrates that the Districts are capable of providing sufficient and economic service within the Project and that the Districts have or will have the financial ability to discharge the Districts' Debt on a reasonable basis. The financial model attached as **Exhibit D** is an example of the manner in which the Districts may finance the Public Improvements. The specific structure for financing the Public Improvements shall be determined in the discretion of the Boards of Directors of the Districts, subject to the limitations set forth in this Service Plan.

B. Maximum Authorized Debt.

The Districts are authorized to issue Debt up to \$295,000,000 in principal amount (total combined for all Districts). The debt issuance authorization is based upon the proposed completion of an estimated \$285,000,000 of on and off-site public improvements including, but not limited to, on and off-site streets, roadway, water and sanitary sewer, stormwater and drainage, and park and recreation improvements. The cost estimates are preliminary in nature and the ultimate costs may increase or decrease depending on numerous factors, many of which are out of Developer's control. In particular, the initial cost estimates only include the public improvement portion of costs and the total project improvement costs (including items such as dry utilities, etc.) which may well be significantly higher and will likely materially increase the overall development costs.

C. Maximum Mill Levies.

1. **Maximum Debt Service Mill Levy.** The Maximum Debt Service Mill Levy shall be fifty (50) mills, subject to Legislative Adjustment, for each residential district and shall be thirty five (35) mills, subject to Legislative Adjustment, for each commercial district. All Debt issued by the Districts must be issued in compliance with the requirements of State law including, but not limited to, Section 32-1-1101, C.R.S., as it may be amended from time to time, which outlines the various financial powers of a special district.

2. **Maximum Operational Mill Levy.** The Maximum Operational Mill Levy Cap for each District shall be ten (10) mills, subject to Legislative Adjustment.

3. **Maximum Special Purpose Mill Levy.** The Maximum Special Purpose Mill Levy for each residential district is five (5) mills, subject to Legislative Adjustment. It is anticipated that the entire revenues from the Operational Mill Levy will be needed to support District No. 1 operating and maintaining certain Public Improvements, including parks, open space, storm drainage, and water and sewer facilities. Covenant enforcement is a significant administrative and oversight function that requires substantial funding, which may require the use of an additional special purpose mill levy. An alternative is to utilize fees for this purpose, however, that decision will be made by the Boards after organization.

4. **Maximum Combined Mill Levy.** The Maximum Combined Mill Levy shall be sixty five (65) mills, subject to Legislative Adjustment, for each residential district and shall be forty-five (45) mills, subject to Legislative Adjustment, for each commercial district.

Increases to or removal of any of the Maximum Mill Levies shall be subject to Board of County Commissioner approval without the need for a formal Service Plan Amendment (unless the Board otherwise requires).

D. Maximum Maturity Period For Debt.

The period of maturity for issuance of any Debt (but not including Developer Funding Agreements) shall be limited to no more than thirty (30) years without express, prior approval of the Board of County Commissioners. Such approval, although required, is not considered to be a Material Modification of the Service Plan which would trigger the need to amend said Service Plan. However, the Districts are specifically authorized to refund or restructure existing Debt so long as the period of maturity for the refunding or restructured Debt is no greater than 30 years from the date of the issuance thereof. The Districts must be authorized to refund or restructure existing Debt within these confines because if bonds are issued in the early part of a project as proposed, the interest rate is generally higher due to the reliance on future projected development. As that development is completed, there is less risk to the bond holders and the initial bonds are refunded and replaced with lower interest rate "permanent" bonds in order to lower the tax impact on residents. This is a common structure for new development bonds.

E. Developer Funding Agreements.

The Developer intends to enter into Developer Funding Agreements with the Districts in addition to recovery of the eligible costs associated with creation of the Districts. It is anticipated that in the formative years the Districts will have shortfalls in funding their capital costs and monthly operations and maintenance expenses. The Developer may fund these obligations for the Districts to promote the Project's development subject to the Developer being repaid from future District revenues.

Developer Funding Agreements may allow for the earning of simple interest thereon, but under no circumstances shall any such agreement permit the compounding of interest. The Developer Funding Agreements may permit an interest rate that does not exceed the prime interest rate plus two points thereon.

The maximum term for repayment of a Developer Funding Agreement shall be twenty (20) years from the date the District entering into such agreement becomes obligated to repay the Developer Funding Agreement under the associated contractual obligation. For the purpose of this provision, Developer Funding Agreements are considered repaid once the obligations are fully paid in cash or when converted to bonded indebtedness of the applicable District (including privately placed bonds). Any extension of such term is considered a Material Modification and must be approved by the Board of County Commissioners.

Required disclosure notices shall clearly identify the potential for the Districts to enter into obligations associated with Developer Funding Agreements.

F. Privately Placed Debt Limitation.

Prior to the issuance of any privately placed Debt, the District proposing such issuance shall obtain the certification of an External Financial Advisor substantially as follows: We are [I am] an External Financial Advisor within the meaning of this Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S., as it may be amended from time to time, which defines "net effective interest rate" for purposes of the Special District Act) to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

G. Revenue Obligations. The Districts shall also be permitted to issue Revenue Obligations in such amount as the Districts may determine. Amounts issued as Revenue Obligations are not subject to the Maximum Debt Authorization.

VII. OVERLAPPING TAXING ENTITIES, NEIGHBORING JURISDICTIONS

A. Overlapping Taxing Entities.

The directly overlapping taxing entities and their respective year 2020 mill levies are as follows:

El Paso County	.007755
El Paso County Road and Bridge	.000330
Peyton School District No. 23	.030469
Pikes Peak Library District	.003855
Falcon Fire Protection District	.014886
Upper Black Squirrel Creek Ground Water	.001056
El Paso County Conservation	.000000
Total Existing Mill Levy:	<u>.058351</u>

The total mill levy including the initially proposed District's mill levy is 0.123351 mills.

It is not anticipated that there will be any significant financial impacts to these entities.

B. Neighboring Jurisdictions.

The following additional taxing and/or service providing entities include territory within three (3) miles of the Initial District Boundaries (based upon information provided by the County Assessor's Office):

4-WAY RANCH METROPOLITAN DISTRICT NOS. 1 & 2
BENT GRASS METROPOLITAN DISTRICT
CENTRAL COLORADO CONSERVATION DISTRICT
EL PASO COUNTY
EL PASO COUNTY CONSERVATION DISTRICT
EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2
EL PASO COUNTY SCHOOL DISTRICT NO. 49
FALCON FIRE PROTECTION DISTRICT
FALCON REGIONAL TRANSPORTATION METROPOLITAN DISTRICT
LATIGO CREEK METROPOLITAN DISTRICT
MERIDIAN RANCH METROPOLITAN DISTRICT
MERIDIAN RANCH METROPOLITAN DISTRICT 2018 SUBDISTRICT
MERIDIAN SERVICE METROPOLITAN DISTRICT
PAINT BRUSH HILLS METROPOLITAN DISTRICT
PAINT BRUSH HILLS METROPOLITAN DISTRICT SUBDISTRICT A
PEYTON FIRE PROTECTION DISTRICT
PEYTON SCHOOL DISTRICT NO. 23
PIKES PEAK LIBRARY DISTRICT
UPPER BLACK SQUIRREL CREEK GROUNDWATER MANAGEMENT DISTRICT
WOODMEN HILLS METROPOLITAN DISTRICT
WOODMEN ROAD METROPOLITAN DISTRICT

Anticipated relationships and impacts to these entities: As noted previously, the Developer and the Districts intend to work with any overlapping service providers to obtain the necessary consents and/or approvals for the provision of necessary services to the Districts including, but not limited to, wastewater and fire protection services.

VIII. DISSOLUTION

A. **Consolidation.** It is the intent of the Districts to consolidate or dissolve upon payment or defeasance of all Debt incurred, as well as when the Districts have been fully developed, all public improvements provided for in the Service Plan have been completed, or upon a court determination that adequate provision has been made for the payment of all Debt, and adequate provision for continuation or assignment and assumption of all operations and maintenance responsibilities for the District improvements and at such time as the District(s) do not need to remain in existence to discharge their financial obligations or perform their services.

B. **Dissolution.** Upon an independent determination of the Board of County Commissioners that the purposes for which a particular District was created have been accomplished, such District agrees to file a petition in the appropriate District Court for dissolution, pursuant to the applicable State statutes. In no event shall dissolution occur until the District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State statutes.

C. **Administrative Dissolution.** The Districts shall be subject to administrative

dissolution by the Division of Local Government as set forth in Section 32-1-710, C.R.S., as it may be amended from time to time.

IX. COMPLIANCE

A. An Annual Report and Disclosure Form will be required and submitted as described in C.R.S. 32-1-207(3)(d), as it may be amended from time to time, and as further articulated by Board of County Commissioners Resolution No. 07-273, which Resolution adopted the County's model service plan.

B. Material Modifications of this Service Plan shall be subject to the provisions contained in Section 32-1-207, C.R.S., as it may be amended from time to time, and relates to approvals and notices thereof.

X. MISCELLANEOUS.

The following is additional information to further explain the functions of the Districts:

A. Special District Act.

The contemplated municipal services are under the jurisdiction of the Special District Act and not the Public Utilities Commission.

B. Disclosure to Prospective Purchasers.

After formation of the Districts, and in conjunction with final platting of any properties within a particular District, the applicable Board of Directors of the District shall prepare a notice acceptable to the Planning and Community Development Department Staff informing all purchasers of property within the District of the District's existence, purpose and debt, taxing, and other revenue-raising powers and limitations. Such notice obligation shall be deemed satisfied by recording the notice with this Service Plan and each final plat associated with the Project, or by such other means as the Planning and Community Development Department approves. Such notice shall be modified to address the potential for future Debt issuance which may be required to meet the obligations associated with loans incurred by the District. Additionally, the notice shall disclose the limited representation elements associated with the Control District/Financing District structure. In conjunction with subsequent plat recordings, Planning and Community Development Department Staff is authorized to administratively approve updates of the disclosure form to reflect current information.

C. Local Improvements.

Prior to the financing of Local Public Improvements, and if required by County policy uniformly applied, agreements shall be in place to prevent a loss of sales tax revenue from sales of construction materials that would otherwise accrue to the County.

D. Service Plan not a Contract.

The grant of authority contained in this Service Plan does not constitute the agreement or binding commitment of the Districts enforceable by third parties to undertake the activities described, or to undertake such activities exactly as described.

E. Land Use and Development Approvals.

Approval of this Service Plan does not imply approval of the development of a specific area within the Project, nor does it imply approval of the number of residential units or the total site/floor area of commercial or industrial buildings identified in this Service Plan or any of the exhibits attached thereto. All such land use and development approvals shall be processed and obtained in accordance with applicable El Paso County rules, regulations and policies.

F. Citizens Advisory Council.

The Districts shall cooperate with the County in the formation of a Citizens' Advisory Council appointed by the Board of County Commissioners consisting of five (5) property owners within the legal boundaries of the Financing Districts. Council membership shall be open to otherwise eligible electors of any of the Financing Districts. Meetings will be held at times and in locations convenient to the Council members, and such meetings and the Council's functions shall be supported by the Service Districts, subject to applicable law. If required by the Board of County Commissioners, the Chair of the Council will be appointed as a voting member of the Board of District No. 1. Formation of a Council shall not be authorized until there are at least one hundred (100) dwelling units constructed within the Financing Districts. Continuance of the Council shall be at the sole discretion of the Board of County Commissioners, and in the event of insufficient interest in CAC membership, appropriate justification presented by the Controlling District Board of Directors, or for any other reason, the Board of County Commissioners, at its sole discretion, shall have the right to eliminate a prior requirement for a CAC.

XI. CONCLUSION

It is submitted that this Service Plan for the Districts establishes that:

- A. There is sufficient existing and projected need for organized service in the area to be serviced by the proposed Districts;
- B. The existing service in the area to be served by the proposed Districts is inadequate for present and projected needs;
- C. The proposed Districts are capable of providing economical and sufficient service to the Project;
- D. The area to be included in the proposed Districts does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;
- E. Adequate service is not, and will not be, available to the area through the County

or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;

F. The facility and service standards of the proposed Districts are compatible with the facility and service standards of the County;

G. The proposal is in substantial compliance with the County master plan.

H. The creation of the proposed Districts is in the best interests of the area proposed to be served.

EXHIBIT A

MAPS AND LEGAL DESCRIPTIONS

- 1. Vicinity Map**
- 2. Boundary Exhibit**
- 3. 5-Mile Radius Map**
- 4. Legal Descriptions**

EXHIBIT A. 1 – VICINITY MAP



PROJECT LOCATION

MERIDIAN ROAD

HIGHWAY 24

PEYTON ROAD

JUDGE ORR ROAD



HRGreen.com

GRANDVIEW RESERVE
 METROPOLITAN DISTRICT
 NEAR VICINITY MAP

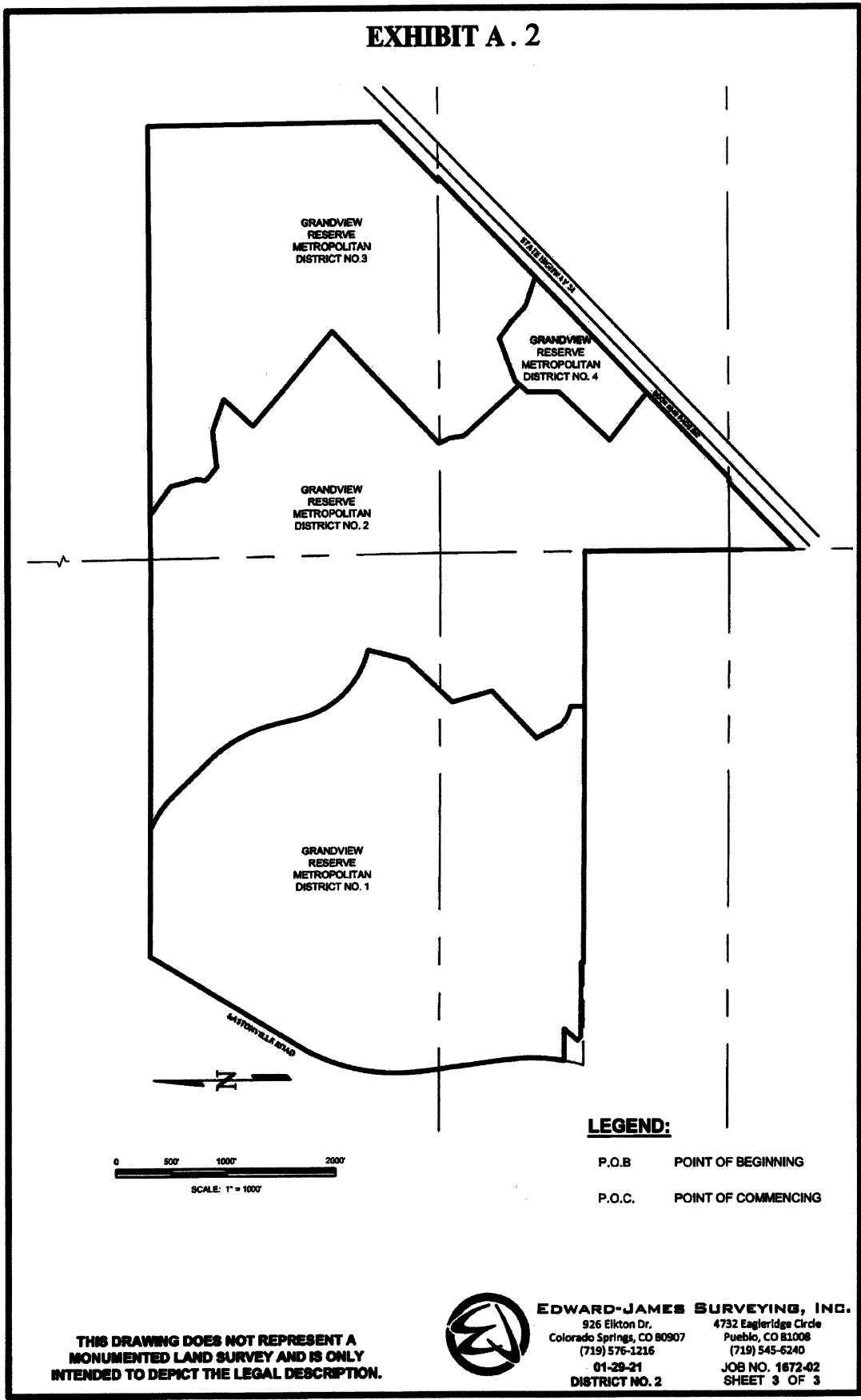
SHEET

2

SCALE: 1" = 5000'
 DATE: 04/01/2020

EXHIBIT A. 2 – BOUNDARY EXHIBIT

EXHIBIT A. 2

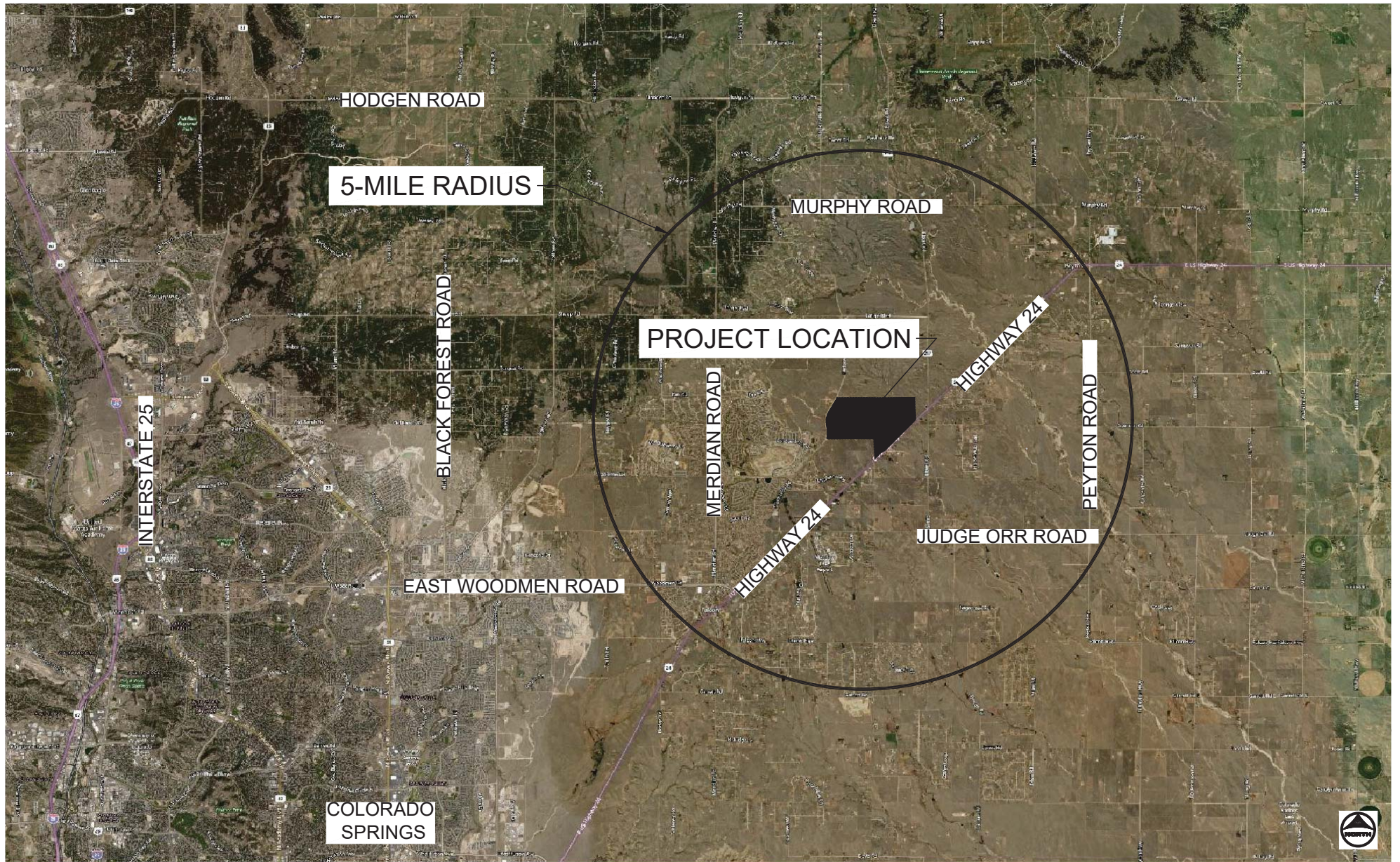


**THIS DRAWING DOES NOT REPRESENT A
MONUMENTED LAND SURVEY AND IS ONLY
INTENDED TO DEPICT THE LEGAL DESCRIPTION.**



EDWARD-JAMES SURVEYING, INC.
926 Elkton Dr. 4732 Eagleridge Circle
Colorado Springs, CO 80907 Pueblo, CO 81008
(719) 576-1216 (719) 545-6240
01-29-21 JOB NO. 1672-02
DISTRICT NO. 2 SHEET 3 OF 3

EXHIBIT A. 3 – 5-MILE RADIUS MAP



Xrefs: 01-DV-CONCEPT; xgt-1-AV01

HRGreen
HRGreen.com

GRANDVIEW RESERVE
 METROPOLITAN DISTRICT
 VICINITY MAP

SHEET
1
 SCALE: 1" = 2.5 mi
 DATE: 04/01/2020

EXHIBIT A. 4 – LEGAL DESCRIPTION



EXHIBIT A . 4

GRANDVIEW RESERVE METROPOLITAN DISTRICT No. 1

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 21, AND A PORTION OF THE NORTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, AND BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, BEING ASSUMED TO BEAR N00°52'28"W, A DISTANCE OF 5290.17 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO; THENCE N89°47'04"W ON THE SOUTH LINE OF SAID SECTION 21, A DISTANCE OF 1,253.14 FEET TO THE POINT OF BEGINNING; THENCE S43°11'44"W, A DISTANCE OF 155.45 FEET; THENCE S14°38'33"E, A DISTANCE OF 372.33 FEET; THENCE S46°29'19"W, A DISTANCE OF 590.52 FEET; THENCE S27°48'24"E, A DISTANCE OF 255.75 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N41°55'50"E, HAVING A DELTA OF 32°48'22", A RADIUS OF 330.82 FEET, A DISTANCE OF 189.42 FEET TO A POINT ON CURVE; THENCE S00°20'56"W, A DISTANCE OF 131.71 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28; THENCE N89°47'08"W, ON SAID SOUTH LINE, A DISTANCE OF A DISTANCE OF 2,342.61 FEET; THENCE N00°12'52"E, A DISTANCE OF 25.00 FEET; THENCE N89°47'08"W, A DISTANCE OF 879.35 FEET; THENCE N44°47'01"W, A DISTANCE OF 42.37 FEET; THENCE N41°52'38"E, A DISTANCE OF 21.11 FEET; THENCE N41°03'22"E, A DISTANCE OF 139.03 FEET; THENCE S89°58'12"W, A DISTANCE OF 288.62 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF EXISTING EASTONVILLE ROAD (60.00 FOOT WIDE); THENCE ON SAID EASTERLY RIGHT-OF-WAY AS DEFINED BY CERTIFIED BOUNDARY SURVEY, AS RECORDED UNDER DEPOSIT NO. 201900096, THE FOLLOWING FIVE (5) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N79°27'48"W, HAVING A DELTA OF 18°12'30", A RADIUS OF 1,630.00 FEET; A DISTANCE OF 518.00 FEET TO A POINT OF TANGENT;
2. N07°40'18"W, A DISTANCE OF 777.34 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 39°01'10", A RADIUS OF 1,770.00 FEET, A DISTANCE OF 1,205.40 FEET TO A POINT OF TANGENT;
4. N31°20'52"E, A DISTANCE OF 1,517.37 FEET TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE OT THE LEFT, HAVING A DELTA OF 2°07'03", A RADIUS OF 1,330.00 FEET, A DISTANCE OF 49.15 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21;

THENCE S89°50'58"E ON SAID NORTH LINE, A DISTANCE OF 1,164.47 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS S24°25'09"W, HAVING A DELTA OF 21°22'37", A RADIUS OF 1,061.00 FEET, A DISTANCE OF 395.86 FEET TO A POINT OF TANGENT; THENCE S44°12'14"E, A DISTANCE OF 446.79 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING



January 29, 2021
Job No. 1672.01
Page 2 of 3

A DELTA OF 31°01'27", A RADIUS OF 1,261.00 FEET. A DISTANCE OF 682.80 FEET TO A POINT OF TANGENT; THENCE S13°10'46"E, A DISTANCE OF 235.68 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 62°58'51". A RADIUS OF 839.00 FEET, A DISTANCE OF 922.25 FEET TO A POINT ON CURVE; THENCE S14°30'21"W, A DISTANCE OF 374.20 FEET; THENCE S43°11'44"W, A DISTANCE OF 402.13 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 11,746,693 SQ. FEET OR 269.667 ACRES MORE OR LESS.

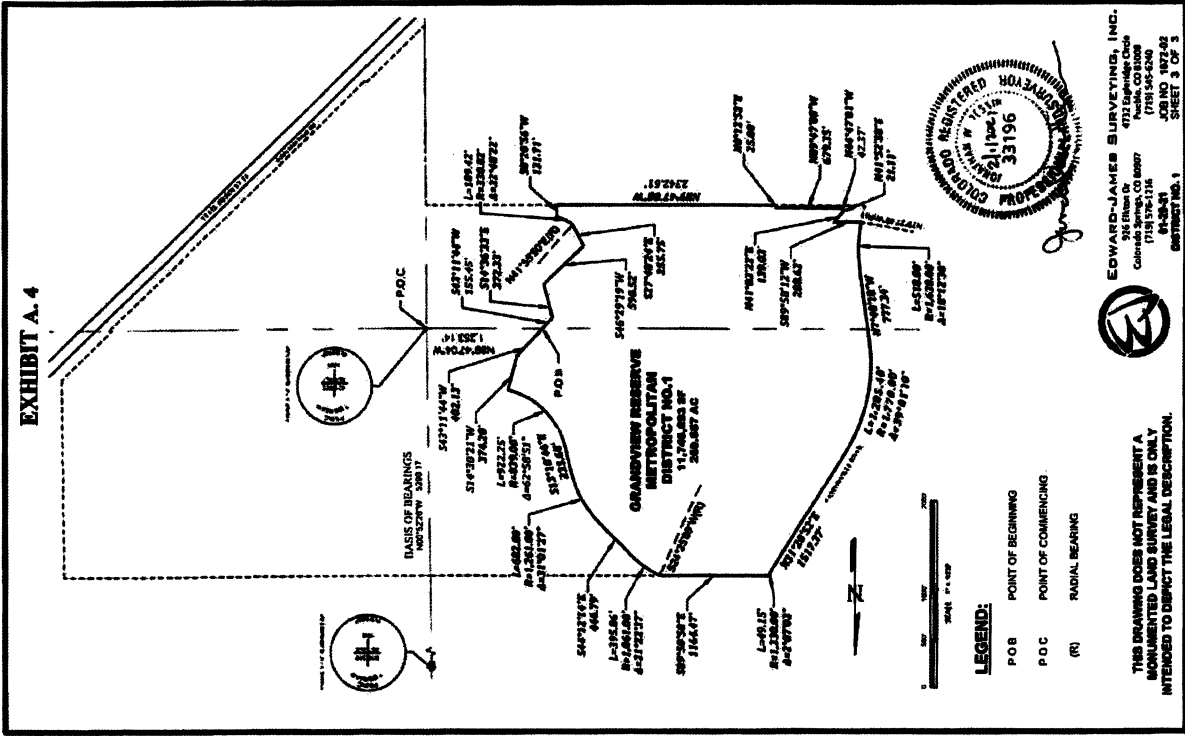
LEGAL DESCRIPTION STATEMENT

I, JONATHAN W. TESSIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS CORRECT.



JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR
COLORADO PLS NO. 33196
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

EXHIBIT A.4



EDWARD-JAMES SURVEYING, INC.
 355 Ellen Dr.
 Chicago, IL 60607
 773-542-5200
 773-542-5200
 JOB NO. 1973-02
 SHEET 3 OF 3





EXHIBIT A . 4

GRANDVIEW RESERVE METROPOLITAN DISTRICT No. 2

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 21, A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, A PORTION OF THE WEST HALF OF SECTION 27 AND A PORTION OF THE NORTH NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED " PLS 30087", AND BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED " PLS 30087", BEING ASSUMED TO BEAR N00°52'26"W, A DISTANCE OF 5290.17 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO; THENCE N00°52'26"W, ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 2,645.09 FEET TO THE POINT OF BEGINNING; THENCE N89°41'03"E, ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 22, A DISTANCE OF 400.43 FEET; THENCE S64°38'19"E, A DISTANCE OF 322.18 FEET; THENCE S15°28'17"E, A DISTANCE OF 239.41 FEET; THENCE S07°54'45"W, A DISTANCE OF 89.22 FEET; THENCE S48°50'01"E, A DISTANCE OF 158.82 FEET; THENCE N83°02'29"E, A DISTANCE OF 324.17 FEET; THENCE S71°00'05"E, A DISTANCE OF 309.15 FEET; THENCE S42°42'14"W, A DISTANCE OF 381.76 FEET; THENCE S49°48'45"E, A DISTANCE OF 1,122.17 FEET; THENCE S46°23'57"W, A DISTANCE OF 1,414.53 FEET; THENCE S25°17'59"E, A DISTANCE OF 103.66 FEET; THENCE S09°17'58"E, A DISTANCE OF 138.80 FEET; THENCE S42°25'16"E, A DISTANCE OF 686.79 FEET; THENCE S41°12'32"W, A DISTANCE OF 99.97 FEET; THENCE S00°00'00"E, A DISTANCE OF 282.37 FEET; THENCE S43°38'54"W, A DISTANCE OF 640.39 FEET; THENCE S51°46'34"E, A DISTANCE OF 548.80 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE ROCK ISLAND REGIONAL TRAIL AS GRANTED TO EL PASO COUNTY IN THE WARRANTY DEED RECORDED IN BOOK 6648 AT PAGE 892, RECORDS OF EL PASO COUNTY, COLORADO; THENCE ON SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. S45°55'49"W, A DISTANCE OF 1,078.91 FEET;
2. S89°39'01"W A DISTANCE OF 36.17 FEET;
3. S45°55'49"W, A DISTANCE OF 855.35 FEET TO A POINT ON THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 28;

THENCE N00°21'45"W, ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 691.16 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE N00°21'38"W ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1319.24 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28; THENCE N89°47'08"W ON SAID SOUTH LINE, A DISTANCE OF 1,415.10 FEET; THENCE N00°20'56"E, A DISTANCE OF 131.71 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N09°07'27"E, HAVING A DELTA OF 32°48'22", A RADIUS OF 330.82 FEET, A DISTANCE OF 189.42 FEET TO A POINT ON CURVE; THENCE N27°48'24"W, A DISTANCE OF 266.75 FEET; THENCE N46°29'19"E, A DISTANCE OF 590.52 FEET; THENCE N14°38'33"W, A DISTANCE OF 372.33 FEET; THENCE N43°11'44"E, A DISTANCE OF 557.57 FEET; THENCE N14°30'21"E, A DISTANCE OF 374.20 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N13°50'22"E, HAVING A DELTA OF 62°58'51", A RADIUS OF 839.00 FEET, A DISTANCE OF 922.25 FEET TO A POINT OF TANGENT; THENCE N13°10'46"W, A DISTANCE OF 235.88 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING DELTA OF 31°01'27", A RADIUS OF 1,281.00 FEET, A DISTANCE OF 682.80 FEET TO A POINT OF TANGENT; THENCE N44°12'14"W, A DISTANCE OF 446.79 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 21°22'37", A RADIUS OF 1,081.00 FEET, A DISTANCE OF 396.86 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21; THENCE S89°50'58" ON SAID NORTH LINE, A DISTANCE OF 2,471.06 FEET TO THE POINT OF BEGINNING.

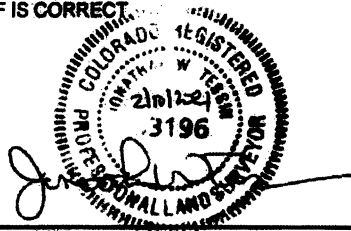


January 29, 2021
Job No. 1672.01
Page 2 of 3

CONTAINING A CALCULATED AREA OF 12,695,360 FEET, OR 291.445 ACRES MORE OR LESS

LEGAL DESCRIPTION STATEMENT

I, JONATHAN W. TESSIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS CORRECT.



JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR
COLORADO PLS NO. 33196
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.



EXHIBIT A . 4

GRANDVIEW RESERVE METROPOLITAN DISTRICT No. 3

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 22, AND A PORTION OF THE NORTH HALF OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, AND BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, BEING ASSUMED TO BEAR N00°52'28"W, A DISTANCE OF 5290.17 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO; THENCE N00°52'28"W ON THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 2,845.09 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE N89°41'03"E ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 22, A DISTANCE OF 400.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°41'03"E ON SAID NORTH LINE, A DISTANCE OF 3,537.77 FEET; THENCE S00°41'58"E ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, A DISTANCE OF 2,117.66 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE ROCK ISLAND REGIONAL TRAIL AS GRANTED TO EL PASO COUNT IN THE WARRANTY DEED RECORDED IN BOOK 6548 AT PAGE 892, RECORDS OF EL PASO COUNTY, COLORADO; THENCE ON SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

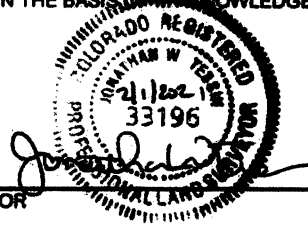
1. S45°55'49"W, A DISTANCE OF 758.36 FEET;
2. N89°38'06"E, A DISTANCE OF 36.18 FEET;
3. S45°55'49"W, A DISTANCE OF 1,275.69 FEET;

THENCE N71°34'44"W, A DISTANCE OF 280.24 FEET; THENCE N46°34'17"W, A DISTANCE OF 189.58 FEET; THENCE N54°29'04"W, A DISTANCE OF 186.95 FEET; THENCE S69°20'27"W, A DISTANCE OF 410.44 FEET; THENCE S41°12'32"W, A DISTANCE OF 54.02 FEET; THENCE N42°25'16"W, A DISTANCE OF 685.79 FEET; THENCE N09°17'58"W, A DISTANCE OF 136.80 FEET; THENCE N25°17'59"W, A DISTANCE OF 103.86 FEET; THENCE N46°23'57"E, A DISTANCE OF 1,414.53 FEET; THENCE N49°48'45"W, A DISTANCE OF 1,122.17 FEET; THENCE N42°42'14"E, A DISTANCE OF 381.76 FEET; THENCE N71°00'05"W, A DISTANCE OF 309.15 FEET; THENCE S83°02'29"W, A DISTANCE OF 324.17 FEET; THENCE N48°50'01"W, A DISTANCE OF 156.62 FEET; THENCE N07°54'45"E, A DISTANCE OF 89.22 FEET; THENCE N15°28'17"W, A DISTANCE OF 239.41 FEET; THENCE N54°38'19"W, A DISTANCE OF 322.18 FEET TO THE POINT OF BEGINNING

CONTAINING A CALCULATED AREA OF 8,073.011SQ. FEET, OR 185.331 ACRES MORE OR LESS

LEGAL DESCRIPTION STATEMENT

I, JONATHAN W. TESSIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS CORRECT.



JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR
COLORADO PLS NO. 33196
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.



EXHIBIT A. 4

LEGAL DESCRIPTION-

GRANDVIEW RESERVE METROPOLITAN DISTRICT No. 4

A TRACT OF LAND BEING A PORTION OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, AND BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, BEING ASSUMED TO BEAR N00°52'26"W, A DISTANCE OF 5290.17 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO; THENCE N89°38'06"E, ON THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 3,378.84 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE ROCK ISLAND REGIONAL TRAIL AS GRANTED TO EL PASO COUNTY IN THE WARRANTY DEED RECORDED IN BOOK 6548 AT PAGE 892, RECORDS OF EL PASO COUNTY, COLORADO; THENCE ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

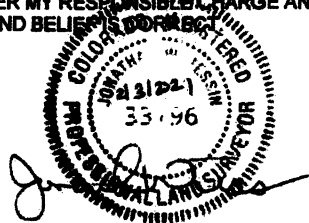
1. N89°38'06"E, A DISTANCE OF 36.18 FEET;
2. S45°55'49"W, A DISTANCE OF 1,275.69 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S45°55'49"W, ON SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,464.32 FEET; THENCE N51°46'34"W, A DISTANCE OF 548.80 FEET; THENCE N43°38'54"E, A DISTANCE OF 640.39 FEET; THENCE N00°00'00"E, A DISTANCE OF 282.37 FEET; THENCE N41°12'32"E, A DISTANCE OF 153.99 FEET; THENCE N89°20'27"E, A DISTANCE OF 410.44 FEET; THENCE S64°29'04"E, A DISTANCE OF 186.95 FEET; THENCE S46°34'17"E, A DISTANCE OF 189.58 FEET; THENCE S71°34'44"E, A DISTANCE OF 280.24 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 889,127 SQ. FEET OR 20.412 ACRES MORE OR LESS

LEGAL DESCRIPTION STATEMENT

I, JONATHAN W. TESSIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF TO BE CORRECT.



JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR
COLORADO PLS NO. 33196
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

EXHIBIT B

DEVELOPMENT SUMMARY

Approximately 555 single family homes with an average value of \$385,000, approximately 749 single family homes with an average value of \$375,000, approximately 846 single family homes with an average value of \$340,000, and approximately 1,110 single family attached homes with an average value of \$295,000 in year 2021 dollars; and approximately 20,000 square feet of commercial property is anticipated to be developed. It is anticipated that construction will begin in 2022 and the project will be completely developed at the end of 2036. The number of anticipated homes and the amount of commercial square footage remain estimates and may be altered depending on the final outcome of the development approval process. Further, the rate of absorption is a projected based on information from the developer and is used for estimating the Financial Plan. There is no way to accurately predict absorption due to variables such as the economic factors, housing demand, land-use approval timing, building supply chains, and labor availability. In view of these factors, the bond underwriter projects the potential ability of the Districts to discharge the proposed debt per the statutory requirement. If absorption is delayed or accelerated, the bond issuance parameters will reflect those changes at the time of issuance. As noted in the Financial Plan contained in Exhibit D, it is currently estimated that 244 total residential units will be added each year beginning in 2022 through 2032, 223 total residential units will be added in 2033, 184 residential units will be added in 2034, 109 residential units will be added in 2035, and 50 residential units will be added in 2036; and 20,000 square feet of commercial property will be added each year in 2025 and 2026.

Regarding public improvements, overall costs of approximately \$285,000,000 are currently anticipated, as outlined in Exhibit C. The current cost estimates include, but are not limited to, planning, permitting, and professional consulting costs in excess of \$38,000,000; water, sanitary sewer, and related drainage costs in excess of \$112,000,000; road, street and related improvements costs in excess of \$81,000,000; and landscaping costs in excess of \$24,300,000. The contemplated on and off-site public improvements include, but are not limited to, on and off-site streets, roadway, water and sanitary sewer, stormwater and drainage, landscaping, and park and recreation improvements. As noted in the Service Plan, the cost estimates remain preliminary in nature and the ultimate costs may be altered depending on numerous factors, many of which are out of Developer's control. In particular, the initial cost estimates only include the public improvement portion of costs and the total project improvement costs (including items such as dry utilities, etc.) could be significantly higher which would result in a material increase in the overall development costs. Given current demand and shortfall within the County and Colorado Springs area, the absorption rate was deemed reasonable. The infrastructure and financing plans will be adjusted accordingly if there are delays in the build-out.

LEGEND

- URBAN MINOR ARTERIAL
- URBAN RESIDENTIAL ROADWAY
- URBAN LOCAL ROADWAY
- URBAN LOCAL (LOW VOLUME)

STREET/ROADWAY IMPROVEMENTS DESCRIPTION:

URBAN MINOR ARTERIAL

THESE INTERNAL ROADWAYS WILL BE DEDICATED WITH A 100-FOOT RIGHT-OF-WAY AND INCLUDE A 62 FOOT WIDE PAVED SURFACE WITH A 14 FOOT STRIPED MEDIAN. 6 FOOT DETACHED SIDEWALKS WILL BE CONSTRUCTED WITH A 7 FOOT BUFFER. DESIGN SPEED = 40 MPH. POSTED SPEED = 35 MPH. MAX ADT = 20,000. DESIGN VEHICLE = WB-67.

URBAN RESIDENTIAL COLLECTOR ROADWAYS

THESE INTERNAL RESIDENTIAL ROADWAYS WILL BE DEDICATED WITH A 60-FOOT RIGHT-OF-WAY AND INCLUDE A 36 FOOT WIDE PAVED ROADWAY. 5 FOOT WIDE DETACHED SIDEWALKS WILL BE CONSTRUCTED WITH A 4 FOOT BUFFER.

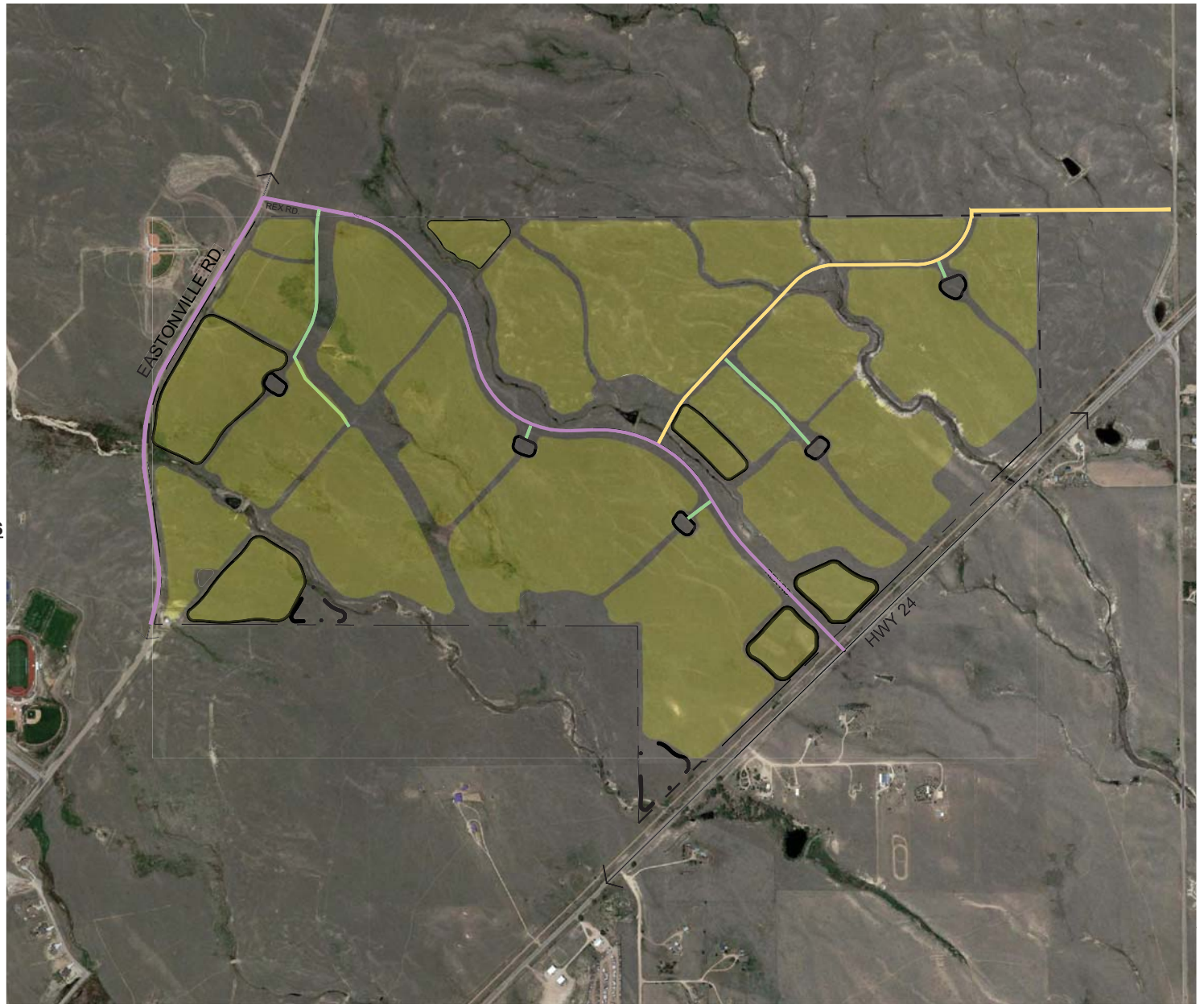
DESIGN SPEED = 40 MPH. POSTED SPEED = 35 MPH. MAX ADT = 10,000. DESIGN VEHICLE = WB-50.

URBAN LOCAL ROADWAYS

THESE INTERNAL RESIDENTIAL ROADWAYS WILL BE DEDICATED AS 50 FOOT RIGHTS-OF-WAY AND WILL INCLUDE A 30 FOOT WIDE PAVED STREET SECTION AND 5 FOOT WIDE ATTACHED SIDEWALK. DESIGN SPEED = 25 MPH. POSTED SPEED = 25 MPH. MAX ADT = 3,000. DESIGN VEHICLE = WB-50.

URBAN LOCAL (LOW VOLUME) ROADWAYS

THESE INTERNAL RESIDENTIAL ROADWAYS WILL BE DEDICATED AS 50 FOOT RIGHTS-OF-WAY AND WILL INCLUDE A 24 FOOT WIDE PAVED STREET SECTION AND 5 FOOT WIDE ATTACHED SIDEWALK. DESIGN SPEED = 25 MPH. POSTED SPEED = 20 MPH. MAX ADT = 300. DESIGN VEHICLE = SU-30.



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GRANDVIEW RESERVE
 METROPOLITAN DISTRICT
 ROAD AND TRAFFIC

SHEET

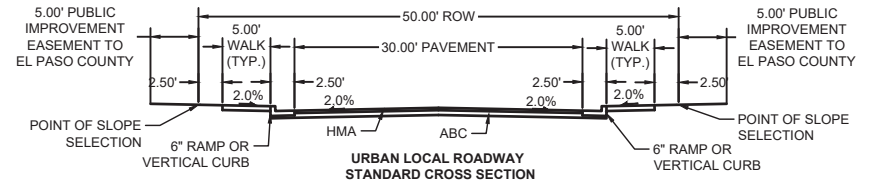
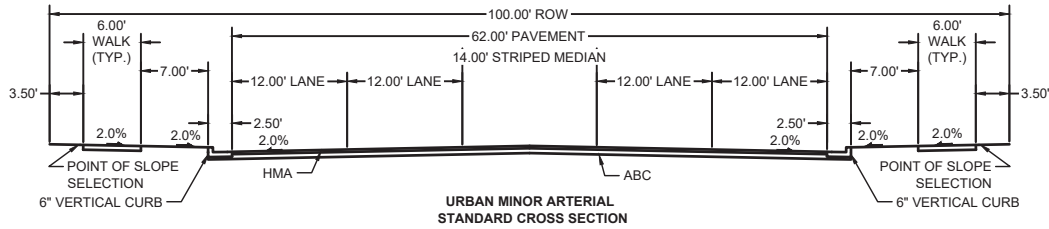
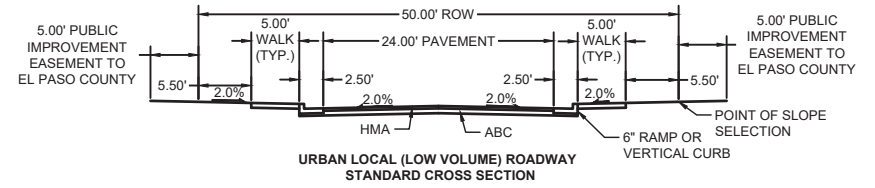
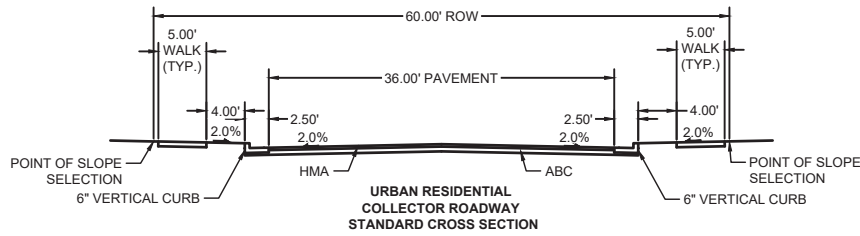
3

SCALE: 1" = 1500'

DATE: 04/01/2020

Xrefs: 01-DV-CONCEPT; xgt-1-AV01

Xrefs: 01-DV-CONCEPT; xgt-1-AV01



HRGreen.com

HRGreen

GRANDVIEW RESERVE
METROPOLITAN DISTRICT
TYPICAL ROAD SECTIONS

SHEET








4

SCALE: 1" = 20'

DATE: 04/01/2020

STORM DRAINAGE IMPROVEMENTS

DESCRIPTION:

- METRO DISTRICT BOUNDARY 
- EXISTING MAJOR CONTOUR  - 6890 - 
- EXISTING MINOR CONTOUR  - 6890 - 
- CHANNEL CENTERLINE 
- DETENTION POND 

STORM DRAINAGE IMPROVEMENTS

DESCRIPTION:

PUBLIC STORM SEWER

THE STORM SEWER SYSTEM WILL BE DESIGNED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS AND SPECIFICATIONS AND WILL INCLUDE VARYING SIZES OF CONCRETE STORM SEWER, CURB INLETS, MANHOLES AND FLARED END SECTIONS PLACED AT DAYLIGHT POINTS.

REGIONAL DRAINAGE SWALE

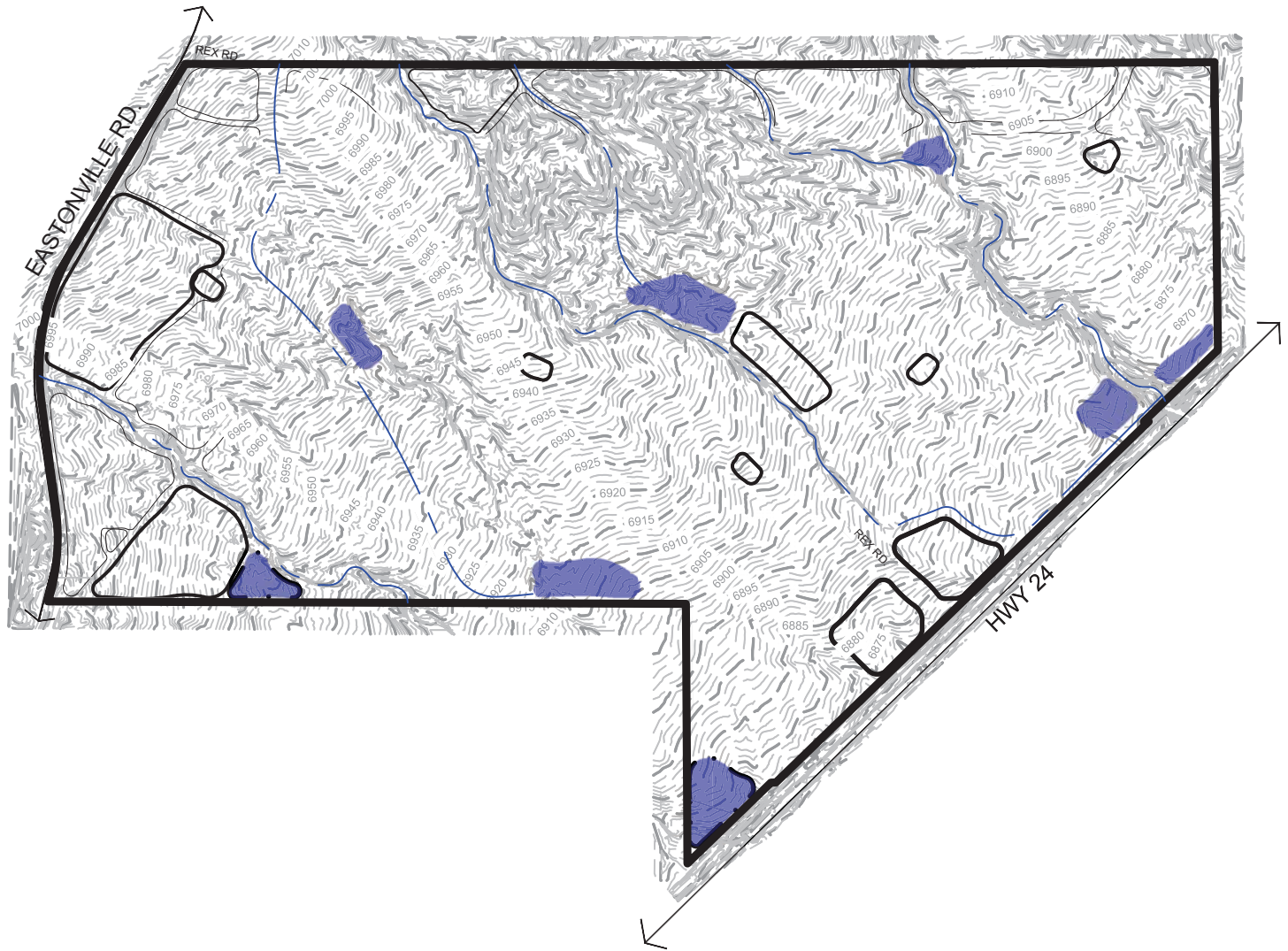
THIS REGIONAL SWALE IS INTENDED TO INTERCEPT OFFSITE- UPSTREAM DRAINAGE FLOWS AND ROUTE THESE FLOWS THROUGH THE SITE. CROSSING CULVERTS WILL BE REQUIRED AT PLANNED ROAD CROSSINGS. DOWNSSTREAM CHANNEL ARMORING SOUTHEAST OF HWY 24 MAY BE REQUIRED DUE TO FLOWS FROM THE DEVELOPED PROPERTY.

LOCAL DRAINAGE SWALES

LOCAL DRAINAGE SWALES ARE INTENDED TO INTERCEPT LOCAL ONSITE DRAINAGE AND CONVEY FLOWS TO SUB-REGIONAL DETENTION POND.

SUB-REGIONAL DETENTION POND

A SUB-REGIONAL DETENTION POND WILL BE CONSTRUCTION WITHIN THE DISTRICT BOUNDARIES TO ATTENUATE PEAK STORM DISCHARGE FLOWS DOWNSTREAM. DETENTION AND WATER QUALITY WILL BE PROVIDED IN CONFORMANCE TO EL PASO COUNTY AND MILE HIGH FLOOD CONTROL DISTRICT DESIGN STANDARDS.



Xrefs: 01-DV-CONCEPT; xgt-1-AV01



HRGreen.com

GRANDVIEW RESERVE
METROPOLITAN DISTRICT
STORM SYSTEM

SHEET

5

SCALE: 1" = 1250'
DATE: 04/01/2020

LEGEND

METRO DISTRICT
BOUNDARY



PROPOSED 12"
WATER MAIN



LOCALIZED WATER
DISTRIBUTION



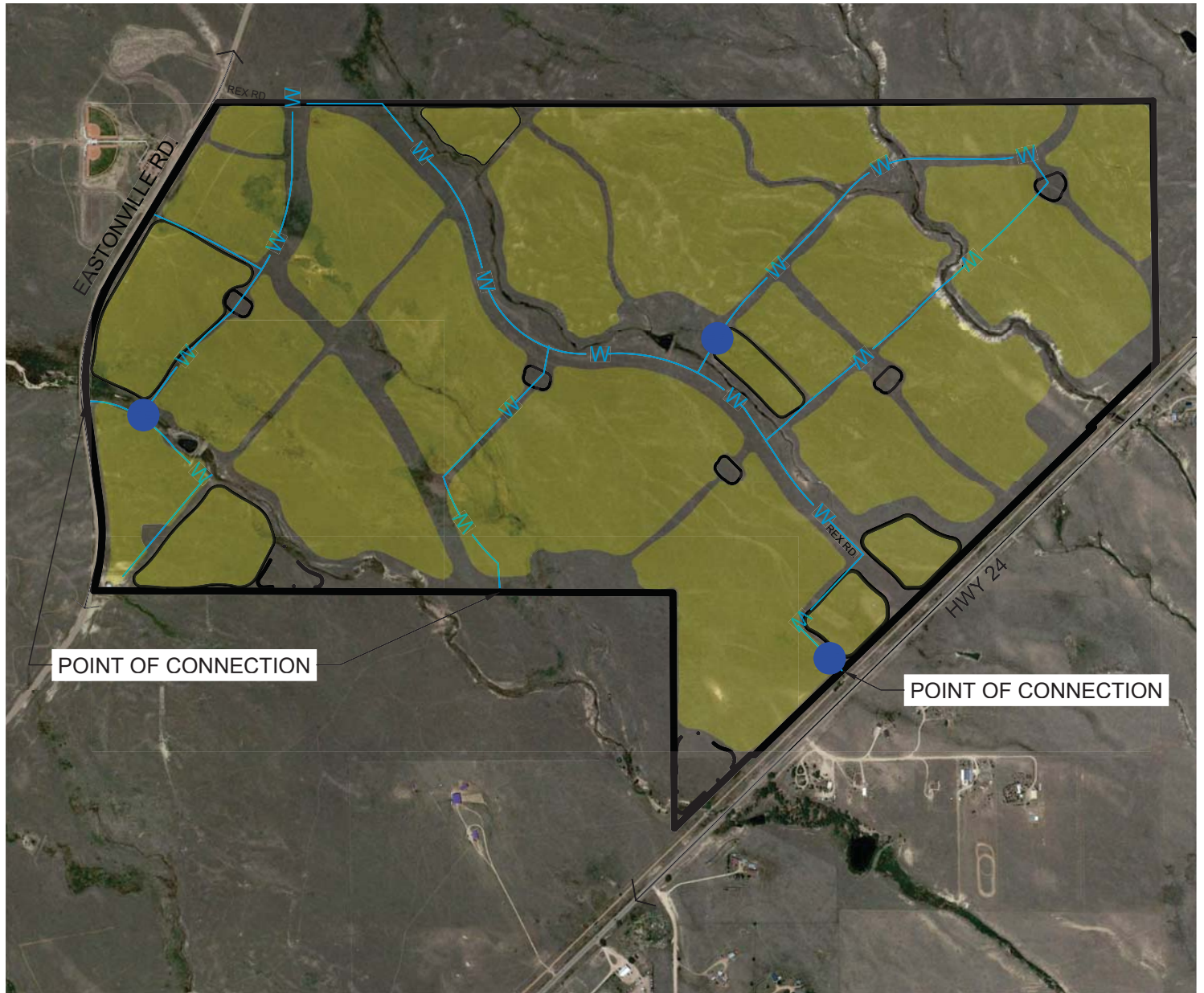
WATER TREATMENT
PLANT



WATER MAIN IMPROVEMENTS

DESCRIPTION:

POTABLE WATER MAIN IMPROVEMENTS WILL INCLUDE PVC WATERMAINS ROUTED WITHIN ALL INTERNAL ROADWAYS TO PROVIDE POINT OF SERVICE CONNECTION TO ALL PLATTED LOTS. WATER MAIN IMPROVEMENTS WILL INCLUDE ALL FITTINGS, FIRE HYDRANTS, GATE VALVES, BLOW-OFFS, AIR RELEASE VALVES AND TERMINAL PLUGS.



HRGreen.com

GRANDVIEW RESERVE
METROPOLITAN DISTRICT
WATER MAIN

SHEET

6

SCALE: 1" = 1250'
DATE: 04/01/2020

LEGEND

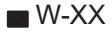
METRO DISTRICT BOUNDARY



RAW WATER



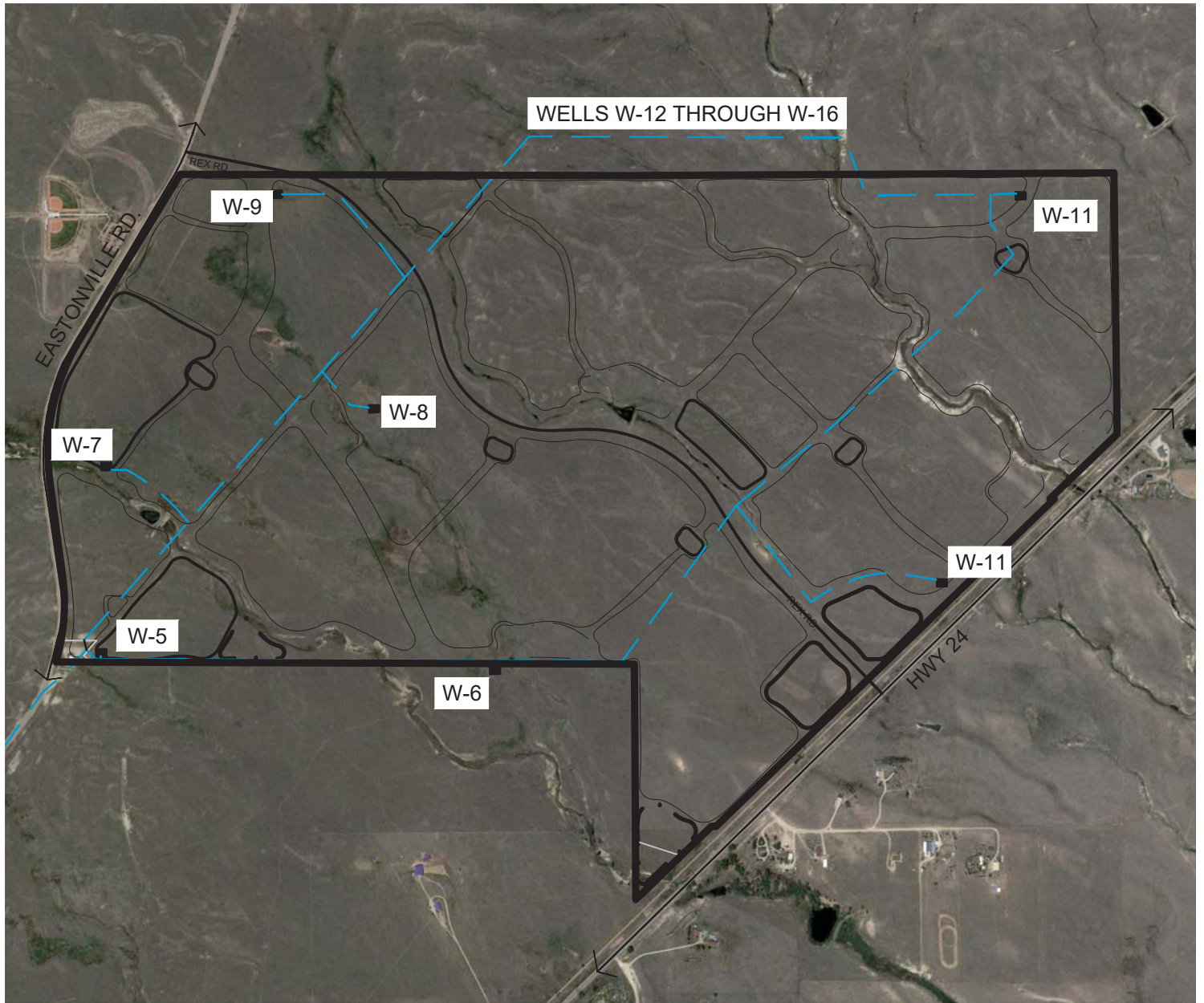
WELL LOCATION



NON-POTABLE WATER

IMPROVEMENTS DESCRIPTIONS:

NON-POTABLE WATER SYSTEM WILL INCLUDE WELL WATER COLLECTION AND TRANSPORT TO A CENTRAL WATER TREATMENT FACILITY. NON-POTABLE MAIN IMPROVEMENTS WILL INCLUDE ALL FITTINGS, BLOW-OFFS, AIR RELEASE VALVES, GATE VALVES AND TERMINAL PLUGS.



HRGreen.com

GRANDVIEW RESERVE
METROPOLITAN DISTRICT
NON-POTABLE WATER

SHEET

8

SCALE: 1" = 1250'
DATE: 04/01/2020

Xrefs: 01-DV-CONCEPT; xgt-1-AV01

LEGEND

METRO DISTRICT BOUNDARY



PROPOSED 18" SANITARY SEWER MAIN



PROPOSED FORCEMAIN

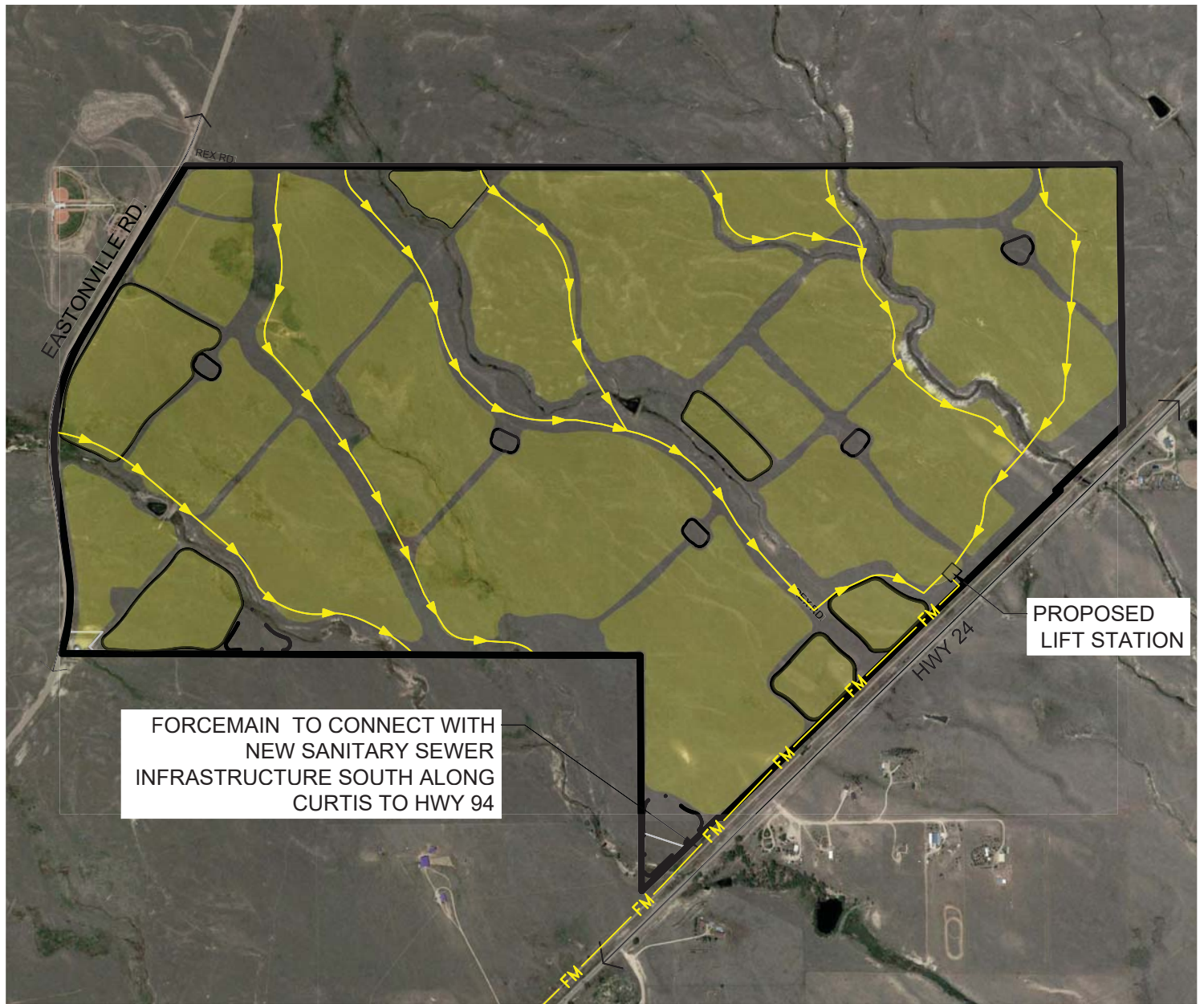


LOCALIZED SEWER COLLECTION



SANITARY IMPROVEMENT DESCRIPTIONS:

SANITARY SEWER PLANNED FOR THE DEVELOPMENT PARCELS WILL CONSIST OF 8-INCH PVC SEWER PIPE, 4-FEET ID MANHOLES AND SERVICE STUBS INTO FUTURE DEVELOPMENT PARCELS. SANITARY SEWER MAINS WILL BE ROUTED TO ALLOW POINT OF SERVICE CONNECTION FOR INTERNAL PLATTED PARCEL OR LOT.



HRGreen.com

GRANDVIEW RESERVE
METROPOLITAN DISTRICT
SANITARY SEWER

SHEET

7

SCALE: 1" = 1250'
DATE: 04/01/2020

LEGEND

METRO DISTRICT BOUNDARY



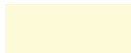
PROPOSED 18" SANITARY SEWER MAIN



PROPOSED FORCEMAIN



LOCALIZED SEWER COLLECTION



OFFSITE SANITARY IMPROVEMENT DESCRIPTIONS:

SANITARY SEWER WILL RUN DOWN CURTIS ROAD AND TRANSITION FROM FORCE MAIN TO GRAVITY SEWER AS SHOWN. SEWER WILL CONNECT TO EXISTING INFRASTRUCTURE AT HIGHWAY 94 AND CURTIS ROAD.



HRGreen.com

GRANDVIEW RESERVE
METROPOLITAN DISTRICT
OFFSITE SANITARY SEWER

SHEET

10

SCALE: 1" = 10000'
DATE: 04/29/2021

LANDSCAPE IMPROVEMENTS

DESCRIPTIONS:

STREET BUFFER

STREET BUFFER AREAS WILL BE LANDSCAPED WITH TREES, ORNAMENTAL GRASSES AND SHRUBS. STREET BUFFER AREA IRRIGATION WILL BE LIMITED TO SPRAY HEADS, DRIP IRRIGATION AND BUBBLER SYSTEMS.

ENHANCED LANDSCAPE

ENHANCED LANDSCAPE AREAS WILL BE PROVIDED IN KEY VISUAL AREAS AND WILL CONTAIN TREE AND SHRUB BEDS INCLUDING LANDSCAPE BERMS. ENHANCED LANDSCAPE AREAS IRRIGATION WILL BE LIMITED TO SPRAY AND DRIP IRRIGATION AND BUBBLER SYSTEMS. ENHANCED LANDSCAPE AREAS ARE TO INCLUDE COMMUNITY PARKS, POCKET PARKS AND ENTRANCE WAYS.

NATURALIZED NATIVE LANDSCAPE

THESE AREAS WILL BE LIMITED TO ONSITE NATIVE AREAS THAT WILL NOT BE DISTURBED AND REMAIN IN IT'S NATURAL STATE. NO IRRIGATION WILL BE PROVIDED.

NATIVE LANDSCAPE

THESE AREAS WILL BE PLANTED WITH NATIVE PLANTINGS AND WILL BE TEMPORARILY IRRIGATED TO ESTABLISH VEGETATIVE GROWTH. NATIVE LANDSCAPE WILL ALSO BE LOCATED IN ALL DETENTION PONDS.



LANDSCAPE IMPROVEMENTS:

POCKET PARK

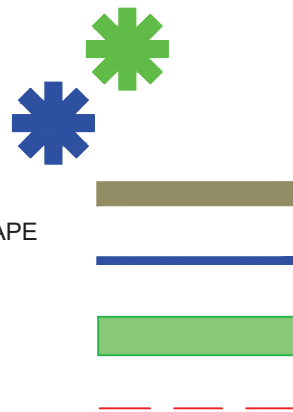
DETENTION POND

STREET BUFFER

NATURALIZED NATIVE LANDSCAPE

NATIVE LANDSCAPE

TRAIL



LAND USE

- LOW DENSITY
- MEDIUM DENSITY
- HIGH/MED DENSITY
- HIGH DENSITY
- CHURCH
- COMMERCIAL
- ELEMENTARY SCHOOL
- COMMUNITY PARK



HRGreen.com

GRANDVIEW RESERVE
METROPOLITAN DISTRICT
PARKS AND RECREATION

SHEET

9

SCALE: 1" = 1250'
DATE: 04/01/2020

HR GREEN Xrefs: 01-DV-CONCEPT; xgt-1-AV01



Exhibit 9

Grandview Reserve Metropolitan District

4 Site Investments LLC

1271 Kelly Johnson Blvd, Suite 100
Colorado Springs, CO 80920

Dear 4 Site Investments, LLC:

Grandview Reserve Filing 1 (“Project”) has asked the Grandview Reserve Metropolitan District (“District”) for the availability of water to service the Project located between Highway 24 and Eastonville Road. The Project is proposed to include 119 single family equivalents (SFE) and will be within the service area of the District.

The District currently owns 466.67 annual acre-ft of Arapahoe water and 437.5 annual acre-ft of Laramie-Fox Hills water, none of which is currently committed to any development. The Project is estimated to require approximately 42.01 annual acre-ft. The District is currently planning and designing a water system which will have the necessary capacity to serve in excess of 119 SFE.

The District has adequate water and therefore intends to provide water service to the Project with the quantities described above.

Sincerely,

Paul J Howard

As President, Grandview Reserve Board of Directors

Enclosure

CC:



Exhibit 10

GRANDVIEW RESERVE METROPOLITAN DISTRICT –Overall Parcel

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 21, A PORTION OF THE SOUTH HALF OF SECTION 22, A PORTION OF THE NORTH HALF OF SECTION 28, AND A PORTION OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "PS INC PLS 30087 1996", AND BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "PS INC PLS 30087 1996", BEING ASSUMED TO BEAR N00°52'26"W, A DISTANCE OF 5290.17 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO; THENCE N00°52'26"W ON THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 2645.09 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21, SAID POINT BEING THE POINT OF BEGINNING; THENCE N89°41'03"E ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 22, A DISTANCE OF 3938.19 FEET; THENCE S00°41'58"E ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, A DISTANCE OF 2,117.66 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE ROCK ISLAND REGIONAL TRAIL AS GRANTED TO EL PASO COUNTY IN THAT WARRANTY DEED RECORDED IN BOOK 6548 AT PAGE 892, RECORDS OF EL PASO COUNTY, COLORADO; THENCE ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:

1. S45°55'49"W, A DISTANCE OF 758.36 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22;
2. N89°38'06"E ON SAID SOUTH LINE, A DISTANCE OF 36.18 FEET;
3. S45°55'49"W, A DISTANCE OF 3818.92 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27;
4. S89°39'01"W ON SAID NORTH LINE, A DISTANCE OF 36.17 FEET;
5. S45°55'49"W, A DISTANCE OF 855.35 FEET TO A POINT ON THE EASTERLY LINE OF SAID SECTION 28;

THENCE N00°21'45"W ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 591.16 TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE N00°21'38"W ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1319.24 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28; THENCE N89°47'08"W ON SAID SOUTH LINE, A DISTANCE OF 4,692.55 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF EXISTING EASTONVILLE ROAD (60.00 FOOT WIDE); THENCE ON SAID EASTERLY RIGHT-OF-WAY AS DEFINED BY CERTIFIED BOUNDARY SURVEY, AS RECORDED UNDER DEPOSIT NO. 201900096, THE FOLLOWING FIVE (5) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT; WHOSE CENTER BEARS $N73^{\circ}08'46''W$, HAVING A DELTA OF $24^{\circ}31'32''$, A RADIUS OF 1,630.00 FEET; A DISTANCE OF 697.72 FEET TO A POINT OF TANGENT;
2. $N07^{\circ}40'18''W$, A DISTANCE OF 777.34 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF $39^{\circ}01'10''$, A RADIUS OF 1,770.00 FEET, A DISTANCE OF 1,205.40 FEET TO A POINT OF TANGENT;
4. $N31^{\circ}20'52''E$, A DISTANCE OF 1,517.37 FEET TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE OT THE LEFT, HAVING A DELTA OF $2^{\circ}07'03''$, A RADIUS OF 1,330.00 FEET, A DISTANCE OF 49.15 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21;

THENCE $S89^{\circ}50'58''E$ ON SAID NORTH LINE, A DISTANCE OF 3,635.53 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 768.2334 ACRES MORE OR LESS.