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September 1, 2026

Rowley Ventures, LLC
7765 Venture Street
Colorado Springs, Colorado 80951

Attention: Mr. Greg Rowley

Subject: Response to Review Comments
Geologic Hazards Evaluation and Preliminary Geotechnical Investigation
Rowley Property
Marksheffel Road and Colorado Tech Drive
El Paso County, Colorado
CTL|T Project No. CS20042.000-115

CTL|Thompson, Inc. (CTL|T) prepared a Geologic Hazard Evaluation and Preliminary Geotechnical Investigation (CTL|T Project No. CS20042-115, dated May 11, 2026), for the Rowley Property.

The site is located southwest of the intersection of Venture Street and Marksheffel Road in unincorporated El Paso County, Colorado (Fig. 1 of the report) and consists of five parcels of land. We have been provided with a copy of the review comments from El Paso County (EPC) dated July 17, 2026. The review comments we received were markups on a pdf of our report and summarized on a "V1_Soils & Geology Report.pdf Markup Summary."

The following are a summary of the review comments and our responses.

July 2026 Review Comments in blue text boxes on Page II of II of the Table of Contents of our report:

1. *"Include a Vicinity Map"*
2. *"Include a map for potential geologic hazards"*
3. *"Include soil map"*

CTL|T Response:

1. A vicinity map of the site is presented in Fig. 1 of our report.
2. Our Fig. 3 titled Engineering Conditions presents the potential geologic hazards identified by our office. Our updated Fig. 3 is attached.
3. Our Fig. 2 titled Surficial Geologic Conditions presents our interpretation of the subsurface soils at the site.

July 2025 Review Comment in blue text box on Page 6 of 24 of our report:

"Based on depths of groundwater, groundwater could be an issue with design. If monitoring could be helpful with future design, suggest getting those monitoring wells set now so once preliminary plan stage is going, will already have additional information regarding groundwater depths and not need to wait around for that information."

CTL|T Response:

We identified groundwater at depths of between 8.5 and 22 feet in our borings. Shallowest groundwater was identified in our exploratory borings TH-3, TH-4, and TH-5. The project team requested our boring TH-4 be drilled near the existing drainage for the intended purpose of channel improvements. Additionally, it is our understanding that below grade construction is not currently planned. A final site grading plan may include fill placement in low lying areas to raise final grades.

Limitations

This letter is based upon our observations, soil conditions found during our investigation, and our experience. We believe this investigation was conducted with the level of care and skill normally used by geotechnical engineers practicing under similar conditions. No warranty, express or implied, is made. If we can be of further service in discussing the contents of this letter or in the analysis of the influence of soils on the performance of the pavement section, please contact the undersigned.

If we can be of further service in discussing the contents of this report, please let us know.

Respectfully submitted,

CTL|THOMPSON, INC.

Patrick Foley, EI
Staff Engineer

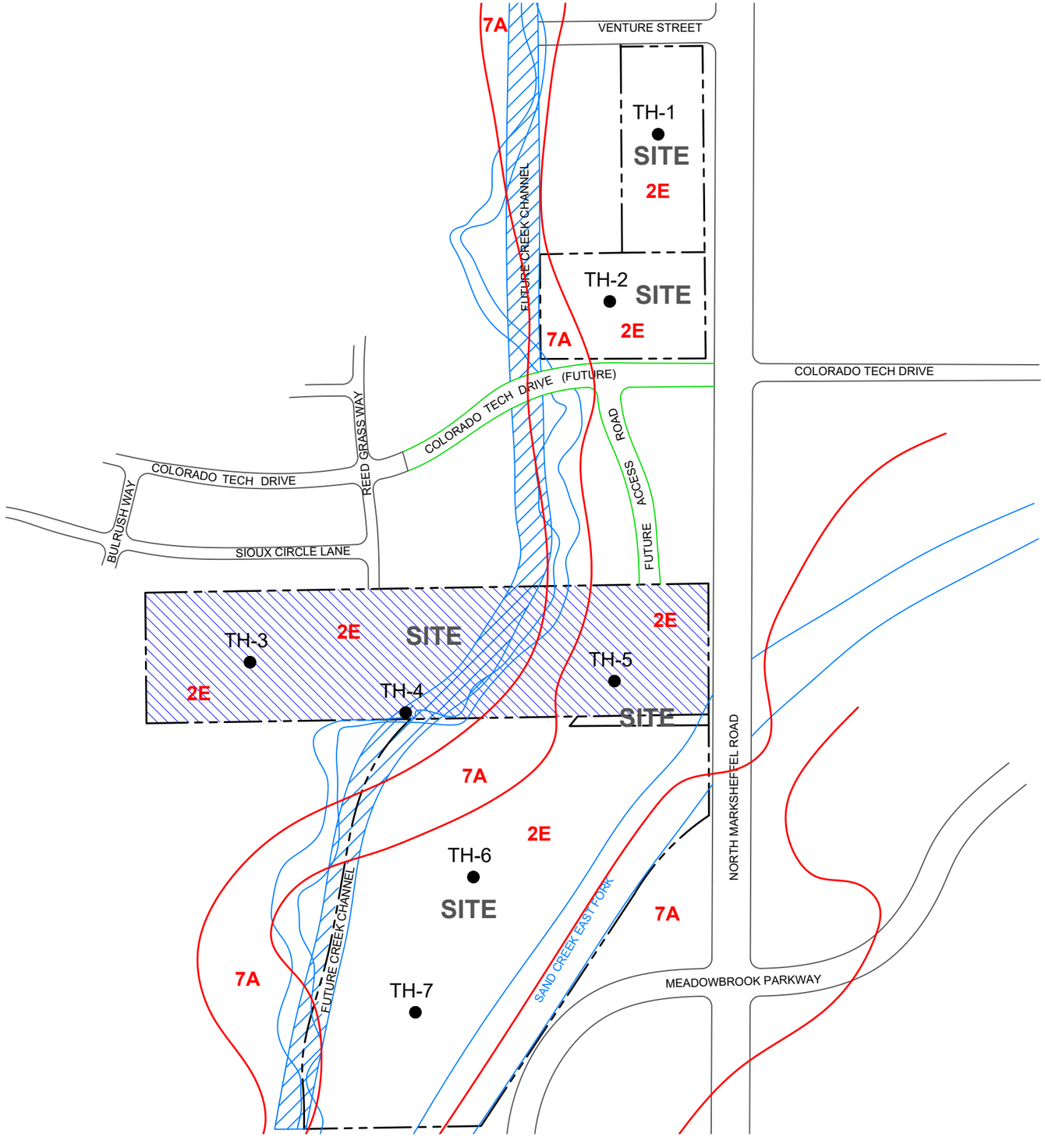
Reviewed by:

COLORADO LICENSED JEFFREY MARK JONES 47539 PROFESSIONAL ENGINEER 9/1/26

Jeffrey M. Jones, P.E.
Principal Engineer

PF:JMJ:cw

Via Email: jalwine@nescolorado.com



LEGEND:

TH-1 ●	APPROXIMATE LOCATION OF EXPLORATORY BORING.
– – – –	PROJECT BOUNDARY

ENGINEERING UNITS AND (MODIFIERS)

~	ENGINEERING CONTACTS
2E	LOW TERRACES AND VALLEYS OF MINOR TRIBUTARY STREAMS SUBJECT TO PERIODIC HIGH FLOWS, SHEET FLOODING AND STREAM BANK EROSION. EMPHASIS ON SURFACE AND SUBSURFACE DRAINAGE.
7A	PHYSIOGRAPHIC FLOODPLAIN WHERE EROSION AND DEPOSITION PRESENTLY OCCUR AND IS GENERALLY SUBJECT TO RECURRENT FLOODING. INCLUDES 100-YEAR FLOODPLAIN ALONG MAJOR STREAMS WHERE FLOODPLAIN STUDIES HAVE BEEN CONDUCTED. EMPHASIS ON FREQUENCY, DEPTH AND CONTROL.
▨	SHALLOW GROUNDWATER.

NOTES:
1. ALL BOUNDARIES SHOWN SHOULD BE CONSIDERED APPROXIMATE. THEY ARE BASED UPON A SUBJECTIVE INTERPRETATION OF PUBLISHED MAPS, AERIAL PHOTOGRAPHS AND AN INITIAL FIELD RECONNAISSANCE. CHANGES IN THE MAPPED BOUNDARIES SHOWN ARE POSSIBLE AND SHOULD BE EXPECTED WITH MORE DETAILED WORK AND FURTHER INFORMATION. ALL INTERPRETATIONS AND CONDITIONS SHOWN ARE PRELIMINARY AND FOR INITIAL LAND-USE PLANNING ONLY.
2. MAP LEGEND IS MODIFIED FROM CHARLES S. ROBINSON & ASSOCIATES, INC., GOLDEN, COLORADO, DATED 1977.

N

0 200' 400'

SCALE: 1" = 400'

ROWLEY VENTURES, LLC
ROWLEY PROPERTY
CTL|T PROJECT NO. CS20042-115

Engineering Conditions

FIG. 3