

To: Jim Scott  
12750 Oak Cliff Way  
Colorado Springs CO 80908

From: Julia M. Murphy PG  
Professional Geologist/Hydrogeologist

Re: Water Resources Report, New Breed Ranch, Filing 3

Date: January 10, 2023

This Water Resources Report was completed for Jim Scott (“Applicant”) for New Breed Ranch (NBR) subdivision Filing 3 by Julia Murphy of Groundwater Investigations LLC, a Professional Geologist, in accordance with the requirements of the El Paso County Land Development Code described in Section 8.4.7 (B)(1)(c). Ms. Murphy has over 25 years’ experience in hydrogeologic analysis. Locally, she has evaluated groundwater-based water supply for subdivisions in El Paso County for over 15 years. This report presents the data, documentation, and analysis in sufficient detail to determine sufficiency of the NBR subdivision, Filing 3 water supply.

## 1.0 Site Location and Description

New Breed Ranch subdivision is located within portions of Sections 10 & 15, Township 12 south Range 66 west of the 6<sup>th</sup> PM within water Division 2, Water District 10 (Exhibit 1). NBR Ranch Filing 3 is a 7- lot subdivision on 34.4 acres situated in the South ½ of Section 10, Township 12 south Range 66 west of the 6<sup>th</sup> PM. (Exhibit 2).

## 2.0 Background

New Breed Ranch subdivision is comprised of 92 lots on 451 acres. NBR Filing 1 final plat was approved on May 10, 2001 for 20 lots on 141.88 acres of which 11 have permitted wells in the Denver Aquifer. NBR Filing 2 final plat was approved on April 23, 2009 for 11 lots on 59.93 acres with all 11 lots having permitted wells. NBR filing 3 is comprised of 7 lots ranging roughly from 4 to 5 acres on 34.4 acres.

In a letter dated Feb 7, 2000, the State Engineers’ Office evaluated the water supply for the entire 92-lot subdivision with a finding of water sufficiency in quantity and dependability (Exhibit 3).

## 3.0 Sufficient Water Quantity

**3.1 Water Supply.** Water Division 2 Case No. 98CW58 (December 1, 1998) adjudicated the water in the Dawson, Denver, Arapahoe and Laramie-Fox Hills aquifers underlying the 450.3 acres of NBR subdivision with an approved plan for augmentation to replace stream depletions caused by pumping water from the Denver aquifer. Water Division 2 Case No. 99CW79, supplemental to Case No. 99CW58 (June 2, 1999), amended the previously approved plan for augmentation changing the number of lots from 83 to 94 lots and decreasing the annual Denver aquifer allocation per lot from 0.48 to 0.46 acre-feet per year (Exhibit 4). To date, a total of 22 Denver wells have been permitted. Table 1 summarizes the quantifiable groundwater underlying the NBR subdivision.

<b>AQUIFER</b>	<b>NET SAND (Feet)</b>	<b>Annual Amount (100 year) (Acre- Feet)</b>	<b>Available based on an Annual Average Withdrawal 300 Years (Acre-Feet)</b>
Dawson (NNT)	125	111.0	41.67
Denver (NNT)	500	391.0	130.33
Arapahoe (NNT)	240	188.0	62.67
Laramie-Fox Hills (NT)	190	131.0	43.67

**3.2 Water Demand.** Based on established subdivision water supply requirements presented in Water Court Decrees 99CW79 and 99CW58, each lot in the NBR subdivision is allocated 0.46 acre-feet per year of groundwater from the Denver Aquifer. The 0.46 acre-feet allocation is based on presumptive values of 0.27 acre-feet per year for in-home use, and the remaining 0.19 acre-feet per year designated to be used according to the following allocation: pool or pond (0.054 acre-feet per 1,000 sq feet); Livestock (0.011 acre-feet per animal); and landscape Irrigation (0.046 acre-feet per 1,000 sq feet).

### **3.3 Augmentation**

The Denver aquifer underlying NBR Filing 3 is more than one mile from a point of contact with any natural stream. During pumping, the required replacement is 4% of the annual pumping or 0.0184 acre-feet per year per lot and 0.13 acre-feet per year for all 7 single family residential lots. Individual non-evaporative septic systems installed at each lot will provide return flows at a rate of 90% of in-home use or 0.243 acre-feet per year (0.27 acre-feet per year X .90). For all 7 lots, a total of 1.7 acre-feet per year will replace depletions to the Monument Creek stream system and exceeds the required replacement of 0.13 acre-feet per year.

**3.3.1 Compliance.** Water consumption will be monitored by use of individual flow meters placed on each well. Return flows will be met from Individual non-evaporative septic systems.

The administration of the augmentation plan to replace depletions during pumping and post-pumping is the responsibility of NBR Association, Inc (recorded June 03, 2002). The NBR Association owns and operates the plan for augmentation and implements the homeowner restrictive covenants. Groundwater of the Laramie Fox Hills aquifer is reserved to augment post-pumping depletions.

### 3.4 Quantity Analysis

According to Water Right Case 99CW58, no more than 40 acre-feet per year of water may be pumped each year from the Denver aquifer without an amendment to the approved augmentation plan. To date, there are 22 well permits that allow pumping of 0.46 acre-feet per year (each) for a total of 10.12 acre-feet per year. New Breed Ranch Filing 3 is proposing 7 lots, each being served by one well. The 7 wells will collectively pump a maximum of 3.22 acre-feet per year. With the addition of these 7 wells to the existing 22 wells, the total annual pumping within the NBR subdivision will be 13.34 acre-feet (10.12 acre-feet per year + 3.22 acre-feet per year) of the allowable total of 40 acre-feet per yr.

### 4.0 Sufficient Dependability

**4.1 Groundwater Wells.** Existing wells in the vicinity of NBR Filing 3 located in Section 10, Township 12 S, Range 66 W has been steadily supplying water since 1960 in the not non-tributary Denver Aquifer. Based on historical use, production from wells in the area is sufficient to meet the water supply demand for the proposed uses.

**4.1 El Paso County's 300 year Supply.** A 300-year water supply is required for subdivisions in El Paso County. The NBR subdivision will use 12,000 acre-feet (40 acre-feet per year X 300 years) of the 39,100 acre-feet of decreed groundwater in the underlying Denver aquifer.

### 5.0 Information Regarding Sufficient Quality

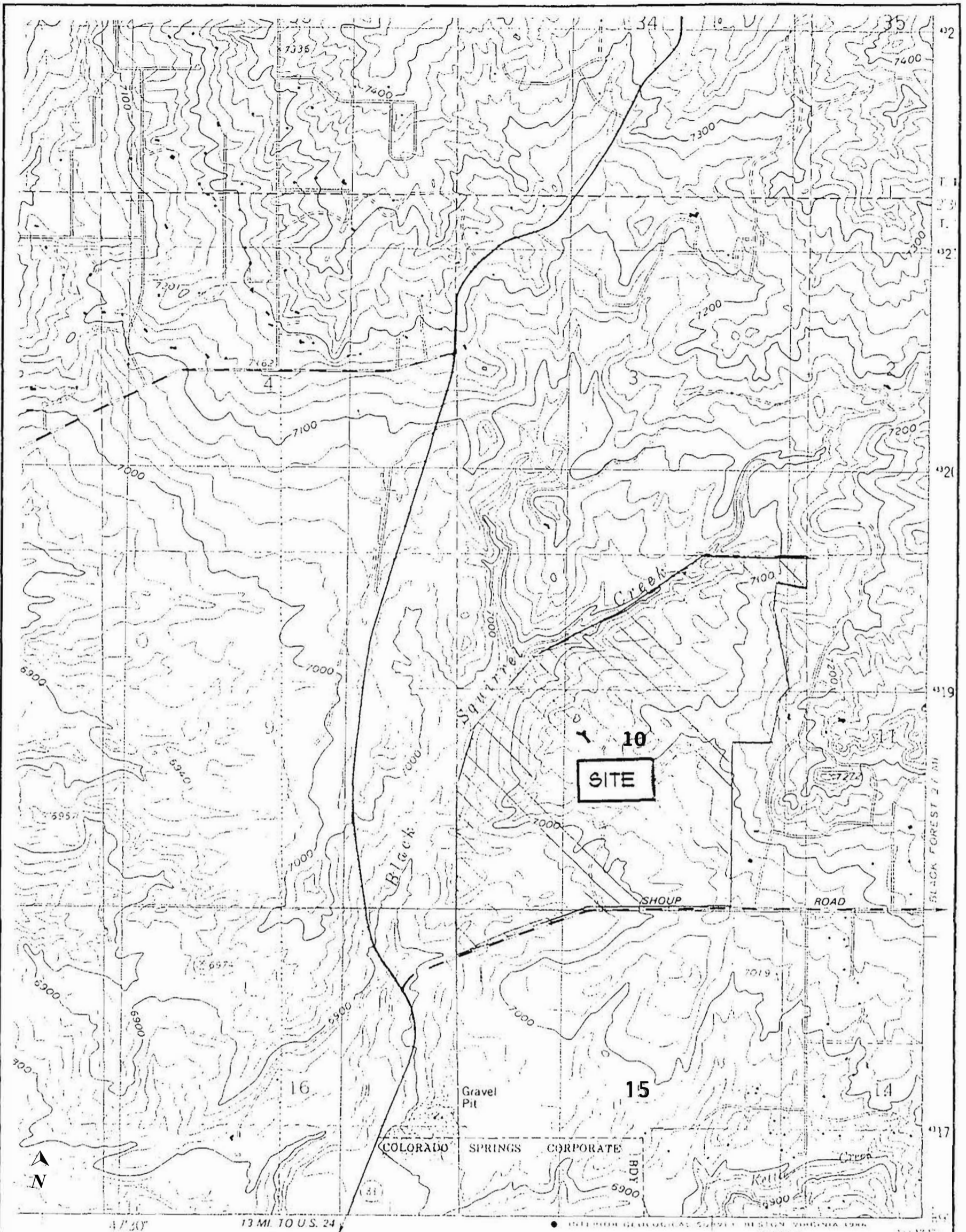
In accordance with the LDC, the water sample was collected from an existing well located within the NBR subdivision having permit proposed NBR Filing 3 from the Denver aquifer well having Permit 61044-F (Exhibit 5).

**5.1 Sample Collection.** Representative water quality samples were collected from a well having permit No. 61044-F located within the NBR subdivision on May 23, 2023. Water quality samples were received by the laboratory on May 23, 2023 and all holding times were met. A Chain of Custody was maintained for the transfer of samples to a Colorado Certified Laboratory and their subcontracted laboratory. Analytes included Inorganic Chemicals, Secondary Maximum Contaminants, Radionuclides, Bacteriological and Volatile Organic Compound. The Denver aquifer is a confined aquifer therefore Volatile Organic Compounds (VOCs) and Synthetic Organic Compounds were not required to be analyzed; however VOCs were included at the request of the property owner and are included in the water quality results.

**5.2 Water Quality Analysis Results.** The analysis results for each constituent were compared to the Colorado Primary Drinking Water Standards maximum contaminant levels (MCL) and secondary MCLs. The primary MCL is the legal threshold limit on the amount of a substance that is allowed in public water systems under the Safe Drinking Water Act (SDWA). Private wells are not regulated under the SDWA however the El Paso County Public Health has required that subdivisions on wells evaluate their water supply based on the same criteria. All constituent concentrations are at or below the primary and secondary drinking water MCLs (Attachment 1).

## 6.0 Summary and Conclusion

The purpose of the water resources report is to provide the data, documentation, and analysis in sufficient detail to determine sufficiency of the proposed subdivisions' water supply. The amount of groundwater underlying Applicant's property has been quantified in Water Court Cases 99CW58 and 99CW79 (Water Division 2). Based on the proposed uses and quantification of available groundwater, there is sufficient quantity to meet the County required 300-year water supply criteria. Wells completed in the Denver aquifer have successfully been supplying groundwater for similar sized homes and uses in the area at sufficient rates and duration for decades. The water source can reasonably be considered a dependable supply. The quality of the Denver aquifer groundwater, the primary source of water supply, was evaluated based on the parameters specified in the Land Development Code and has been determined to meet Drinking Water Standards for the selected analytes. NBR Filing 3 meets water sufficiency in terms of quality, quantity, and dependability.



**RMG**  
ENGINEERS

5555 ERINDALE DRIVE  
SUITE 205  
COLORADO SPRINGS  
COLORADO 80918  
(719) 548-0600  
FAX 548-0223

**EXHIBIT 1**  
**SITE VICINITY MAP**  
New Breed Ranch Subdivision

JOB No. 41765  
FIG No. 1  
DATE: 02/13/99

EXHIBIT 2

# NEW BREED RANCH FILING THREE

A Final Plat for a 7 Lot Subdivision in Section 10, Township 12 South, Range 66 West, 6th Principal Meridian, El Paso County, Colorado.



**NOTE:**  
 Outer Boundary Points for A&B Filing are Monumented with a 1.5" x 1.5" Rubber bearing a Red Plastic Cap L.S. 2525  
 • Found Pin at Cap L.S. xxxxx  
 ©2019 - See Address per Dedications

9th Area Map 8000  
 CA:70747 - 1.68 Acres

Lot No.	Area (Acres)
1	2.00
2	2.00
3	2.00
4	2.00
5	2.00
6	2.00
7	2.00
8	2.00
9	2.00
10	2.00
11	2.00
12	2.00
13	2.00
14	2.00
15	2.00
16	2.00
17	2.00
18	2.00
19	2.00
20	2.00
21	2.00
22	2.00
23	2.00
24	2.00

	HANNIGAN ASSOCIATES, INC. LAND SURVEYING & LAND PLANNING LAND DEVELOPMENT CONSULTING 1040 SPRING VALLEY ROAD MONUMENT, COLORADO 719.451.4202 #FAX: 719.451.9071	Title New Breed Ranch Filing Three Section 10, T 12 S, R 66 W, 6th P.M., El Paso County, Colorado New Breed Ranch, Inc.
	SCALE 1"=200'	DATE 09/14/21
SHEET NO. 11-011		TOTAL SHEETS 11-011

## STATE OF COLORADO

OFFICE OF THE STATE ENGINEER  
Division of Water Resources  
Department of Natural Resources

1313 Sherman Street, Room 818  
Denver, Colorado 80203  
Phone: (303) 866-3581  
FAX: (303) 866-3589

<http://water.state.co.us/default.htm>



Bill Owens  
Governor

Greg E. Waicher  
Executive Director

Hal D. Simpson, P.E.  
State Engineer

February 7, 2000

Lauren Light  
El Paso County Planning Department  
P.O. Box 2007  
Colorado Springs, CO 80901

RE: New Breed Ranch Subdivision  
Sec.s 10 & 15, T12S, R66W, 6<sup>th</sup> P.M.  
Water Division 2, Water District 10

Dear Ms. Light:

We have received a follow up submittal from the applicant's attorney concerning the above referenced proposal. The applicant now desires to subdivide the 462 acres into 92 lots. An existing Dawson aquifer well, permit no. 6729, would continue to serve an existing residence on Lot 47. The remaining 91 lots would be served by new Denver aquifer wells operating pursuant to a plan for augmentation decreed in Division 2 case no. 99CW79. Ninety (90) of the lots will each have a single well serving a single family residence. Lot 33 is proposed to contain a residence, a caretaker's house, and a commercial stable and arena for up to 15 horses, and to be served by either 1 or 2 new wells. The estimated water requirements were given as 42.32 acre-feet annually.

The plan for augmentation in case no. 99CW79 provides for up to 94 new Denver aquifer wells, each well serving indoor needs of a single family dwelling plus varying levels of pond or swimming pool, horse watering, or landscape irrigation. So long as all of the outside uses for the caretaker's house on lot 33 is dedicated to the watering of no more than 15 head, the requested uses on lot 33 will be considered to be the equivalent of 2 residences under 99CW79. Pursuant to the provision of C.R.S. 30-28-136(1)(h)(I) it is the opinion of this office that the proposed water supply is adequate and would not injure decreed water rights.

Water in the Denver Basin aquifers is allocated based on a 100 year aquifer life under the provisions of CRS 37-90-134(4)(b)(I). For planning purposes the county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply. If you have any questions please contact Keith Vander Horst of this office.

Sincerely,

Kenneth W. Knox  
Assistant State Engineer

cc: Division 2  
KWK/KVH:newbreed2.doc

Certified to be a full, true and correct copy of original on file.

DISTRICT COURT, WATER DIVISION 2, COLORADO

Dated: \_\_\_\_\_

Case No. 98CW58

MARDELL R. TRIVISONNO, CLERK

FINDINGS OF FACT, CONCLUSIONS OF LAW, JUDGMENT AND DECREE

By: *[Signature]*  
Deputy Clerk

CONCERNING THE APPLICATION FOR WATER RIGHTS OF  
FRANK A. LEE and NEW BREED RANCH, INC.

FILED IN THE OFFICE OF THE CLERK,  
DISTRICT COURT WATER DIV. NO. 2  
STATE OF COLORADO

DEC 01 1998

In El Paso County.

MARDELL TRIVISONNO  
CLERK

The Court, having considered all matters contained in the application, documents, stipulations, and other filed pleadings, and having taken testimony and evidence as necessary and appropriate, makes the following Findings of Fact, Conclusions of Law, and Decree:

**FINDINGS OF FACT**

**I. JURISDICTIONAL FACTS.**

1. The application in this case was filed on February 27, 1998 in Water Division 2.
2. The application was published in the resume for Water Division 2 and in a newspaper of general circulation in El Paso County, as required by law.
3. The City of Colorado filed a timely statement of opposition. No other statements of opposition were filed, and the time for filing statements of opposition has expired. No motions to intervene have been filed.
4. Pursuant to Applicant's Motion, the case was re-referred to the Water Judge, Water Division 2 by order dated May 12, 1998.
5. The land and water involved herein are not within the boundaries of a designated ground water basin.
6. The court has jurisdiction over the subject matter of this proceeding and over all persons who might be affected by the granting of this decree, whether or not they have appeared herein.

RECEIVED  
DEC 04 1998  
REGISTERED



II. UNDERGROUND WATER RIGHTS.

7. The applicants for adjudication of the water in the Dawson, Denver, Arapahoe and Laramie-Fox Hills aquifers underlying certain land in El Paso County are: New Breed Ranch, Inc. and Frank A. Lee, whose addresses are 3250 Shoup Road, Colorado Springs, CO 80908. Their shared phone number is 719 495-3183.

8. The property beneath which the water is sought to be adjudicated ("Property") consists of 460.3 acres owned by the Applicants. However, Applicants are adjudicating water in the Dawson aquifer underlying only 450.3 acres of land; the remaining 10 acres are omitted from this application to allow for the appropriation of 1.8 acre feet by well permit no. 116736. A general location map and legal description of the Property are attached to this decree as Exhibits A and B, respectively.

9. Notice of the filing of the application was given to Bank of New York in Garden City, New York, pursuant to C.R.S. § 37-90-137(4)(b.5)(I). There are no other owners of liens or encumbrances to whom such notice is required to be given.

10. The amount of water underlying the Property and which is available for appropriation is set forth on Table A. The figures on Table A are based on the State Engineer's Determination of Facts dated June 11, 1998. Pursuant to § 37-92-305(11), the Court will retain jurisdiction to finally determine the amount of water available for appropriation, based on site-specific data when it becomes available, and to adjust upward or downward as appropriate the amount available for withdrawal from each aquifer. The Applicants need not refile, republish, or otherwise amend this decree to request or obtain such adjustments.

TABLE A

Aquifer	Acreage	Specific Yield	Saturated Thickness (feet)	Total Storage (AF)	Annual Diversion (AF)
Dawson	450.3	.20	125	11,078	111.0
Denver	460.3	.17	500	39,100	391.0
Arapahoe	460.3	.17	240	18,780	188.0
Laramie-Fox Hills	460.3	.15	190	13,118	131.0

11. The above water will be withdrawn through the following structures:

A. Well DA-1.

- i. Source: Not nontributary Dawson aquifer.
- ii. Use: Domestic, irrigation, commercial and live-stock watering, decorative ponds and swimming pools, dust suppression, central water supply and fire fighting purposes.
- iii. Amount: 50 g.p.m., 111 acre feet annually.
- iv. Locations: at any location on the Property, provided that it shall not be within 100 feet of the Property boundary, and that it will be located within 600 feet of another well in the same aquifer only if permission is granted for such a location pursuant to C.R.S. 37-90-137(2)(b).
- v. Estimated depth to base of aquifer: 350 feet.<sup>1</sup>

B. Well D-1 through D-83.

- i. Source: Not nontributary Denver aquifer.
- ii. Use: Domestic, irrigation, commercial and live-stock watering, decorative ponds and swimming pools, dust suppression, central water supply and fire fighting purposes, including augmentation of such purposes.
- iii. Amount: 15 g.p.m. and 0.48 acre feet each; 40 acre feet annually, total.
- iv. Location: The owner of each lot may construct one Denver aquifer well at any location on that lot, so long as each such well is constructed at least 200 feet from every other well on the Property. Applicant expressly waives the 600 foot spacing requirement as to Wells D-1 through D-83.

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<sup>1</sup> The elevation of the Property varies from about 6,940 feet to about 7,120 feet; hence, the depth to the base of each aquifer varies depending upon the location on the Property.

v. Estimated depth to base of aquifer: 1,190 feet.

C. Well A-1.

- i. Source: Not nontributary Arapahoe aquifer.
- ii. Use: Domestic, irrigation, commercial and live-stock watering, decorative ponds and swimming pools, dust suppression, central water supply and fire fighting purposes, including augmentation of such purposes.
- iii. Amount: 200 g.p.m., 188 acre feet annually.
- iv. Location: at any location on the Property, provided that it shall not be within 100 feet of the Property boundary, and that it will be located within 600 feet of another well in the same aquifer only if permission is granted for such a location pursuant to C.R.S. 37-90-137(2)(b).

v. Estimated depth to base of aquifer: 1,750 feet.

D. Well LFH1.

- i. Source: Nontributary Laramie Fox Hills aquifer.
- ii. Amount: 150 g.p.m., 131 acre feet annually.
- ii. Use: Domestic, irrigation, commercial and live-stock watering, decorative ponds and swimming pools, dust suppression, central water supply and fire fighting purposes, including augmentation of such purposes.
- iv. Location: at any location on the Property, provided that it shall not be within 100 feet of the Property boundary, and that it will be located within 600 feet of another well in the same aquifer only if permission is granted for such a location pursuant to C.R.S. 37-90-137(2)(b).

v. Estimated depth to base of aquifer: 2,520 feet.

III. PLAN FOR AUGMENTATION

12. The applicants for approval of a plan for augmentation are:

New Breed Ranch, Inc. and Frank A. Lee, whose addresses are 3250 Shoup Road, Colorado Springs, CO 80908. Their shared phone number is 719 495-3183.

13. Water Use by Individual Lots. Applicants propose to subdivide the Property into 83 residential lots. The water needs of each lot shall be provided from Wells D-1 through D-83 in the not nontributary Denver aquifer. A breakdown of water demand and consumption by the allowed uses is as follows:

A. Pond or pool evaporation. Net evaporation from decorative ponds or swimming pools will equal 28.2 inches annually, or 0.054 acre feet per 1,000 square feet. This use is totally consumptive.

B. Livestock watering. Each horse or horse equivalent will consume 10 gallons per day, or 0.011 acre feet annually. Such use is totally consumptive.

C. Landscape irrigation. Landscape irrigation will require annual applications of 2.0 acre feet per acre, or 0.046 acre feet per 1,000 square feet. Return flows will equal 15% of diversions.

D. Indoor uses. Diversions for indoor uses will average 0.27 acre feet per house. Wastewater disposal will be through use of non-evaporative septic systems. Return flows will equal 90% of diversions.

14. No lot will contain more than one house. Annual water usage per lot shall be limited to 0.27 acre feet for indoor uses plus the sum of  $(A \times 0.054) + (B \times 0.011) + (C \times 0.046) \leq 0.21$ , where A equals the number of 1,000 square feet of pond or swimming pool surface area, B equals the number of horses and C equals the number of 1,000 square feet of irrigated landscape. Each lot shall be limited to pumping of 0.48 acre feet (156,400 gallons) annually.

15. Replacement of depletions during pumping. The Denver aquifer underlying the Property is more than one mile from a point of contact with any natural stream; hence, during pumping Applicants are required to replace 4% of annual pumping. Based on an assumed annual pumping rate of 40.0 acre feet, required annual replacements to Monument Creek are 1.6 acre feet. Applicants' septic and irrigation return flows will be used to replace such depletions. Assuming a "worst case" scenario in which water use from all 83 lots is totally consumptive, except for indoor uses, annual septic return flows will equal 20.2 acre feet annually, greatly exceeding the replacement requirement. Applicants hereby dedicate any and

all septic system and landscape irrigation return flows to this plan for augmentation.

16. Replacement of post-pumping depletions.

A. Applicants agree to replace depletions for the shortest of the following periods: the period provided by the Colorado Legislature, should it eventually specify one and if the Applicants obtain water court approval for such modification; the period determined by the State Engineer, should the State Engineer lawfully establish such a period; the period established through rulings of the Colorado Supreme Court on relevant cases; or until Applicants petition the water court and after notice to parties in the case proves that it has complied with all statutory requirements. The court finds that the provisions of this paragraph are adequate to comply with existing law and to prevent injury to others.

B. Post-pumping depletions, as a percentage of average annual pumping, have been computed based on assumed annual pumping of 40.0 acre feet over a 300 year pumping period, using the State Engineer's "DE10" computer model. Applicant's annual replacement obligation will be determined by multiplying average annual Denver aquifer pumping through the end of pumping, whenever that occurs, by the appropriate stream depletions factor for Monument Creek shown on Table I attached hereto. That amount of water shall then be pumped from the Laramie-Fox Hills aquifer decreed herein or such other source of water as receives judicial approval after notice, into the Monument Creek system. Applicant's successors in interest shall be required to construct a Laramie-Fox Hills aquifer well pursuant to this plan for augmentation unless a different source of water is approved by the court for replacement of post-pumping depletions, or unless the obligation is terminated pursuant to ¶16.A. above. If at some time replacement of post-pumping depletions is no longer required pursuant to ¶16.A. above, at that time the reservation and dedication of the Laramie-Fox Hills water for replacement of post-pumping depletions will terminate.

17. In order to ensure that septic return flows return to the Monument Creek drainage, at the time the first house is constructed on the Property Applicants shall, in consultation with the State or Division Engineer's staff, install a piezometer drilled through the overburden soils at some point reasonably near the septic system of such house for the purpose of measuring water levels. Once each quarter the piezometer will be monitored for the presence of overburden deposit ground water. If within five years from

installation of the piezometer these observations demonstrate that the soil is continuously saturated over four consecutive quarters, it shall be taken as conclusively proved that septic system return flows accrue to the Monument Creek drainage. If during the five year period the monitoring does not demonstrate the existence of saturated soil over four consecutive quarters, then any person may invoke the court's retained jurisdiction for reconsideration of the issue of injury, based on the issue whether septic return flows are replacing stream depletions to the Monument Creek drainage.

18. Prior to or upon subdivision of the Property, Applicants shall create a property owner's association, which all owners of lots in the Property shall be required to join. The by-laws of the property owner's association shall provide that the association will own and/or operate, as applicable, this plan for augmentation and the Laramie-Fox Hills water for the benefit of the lots on the Property. Applicants shall create restrictive covenants upon and running with the Property, which shall obligate the individual purchasers and the property owner's association to carry out all requirements of this decree, including the possible replacement of post-pumping depletions. Said covenants shall indicate clearly that failure of either the property owners or the property owners association to comply with the terms of this decree, including the possible obligation to construct a Laramie-Fox Hills aquifer well in the future to replace post-pumping stream depletions, may result in an order of the Division Engineer's office to curtail or eliminate pumping of Wells D-1 through DA-83. This decree and the restrictive covenants shall be recorded in the El Paso County records, so that a title examination of the Property, or any part thereof, shall reveal to all future purchasers the existence of the decree and restrictive covenants.

19. Applicants shall convey to the property owner's association the plan for augmentation decreed herein for the replacement of depletions associated with pumping of 12,000 acre feet of Denver aquifer water. Applicants shall also convey to the property owner's association no less than 12,000 acre feet of the Laramie-Fox Hills water decreed herein. When Applicants convey individual lots on the Property, the deed shall also convey the right to pump 150 acre feet of Denver aquifer water underlying the lot to the purchaser. Presentation to the State Engineer of a deed to a lot in the Property, accompanied by a properly completed well permit application and the applicable fee, shall entitle the lot owner to a Denver aquifer well permit for such lot, to be operated consistent with the terms of this decree and applicable statutes.

20. Any use of Denver aquifer water decreed herein on land other than the Property described herein is not covered by this plan for

augmentation, and shall require either a decreed amendment to this plan for augmentation, or a separately decreed plan for augmentation, as a prerequisite to pumping of that water.

21. Applicants will record against the Property restrictive covenants running with the land adequate to insure that use of the wells on the Property is limited to the uses decreed herein, and that wastewater disposal shall be through the use of nonevaporative septic systems, absent an amendment to this plan for augmentation. The restrictive covenants shall be amended as necessary to conform to the provisions of any amendment to this augmentation plan, or any subsequent or replacement augmentation plan which governs use of all or any portion of the 12,000 acre feet of Denver aquifer water covered by this plan for augmentation.

22. The Court finds that under the terms and conditions herein the requirements of C.R.S. §37-90-137(9)(c) have been met, and that no injury will be caused to the owner of or anyone entitled to use water under a vested or decreed conditional water right.

#### CONCLUSIONS OF LAW

23. The Court has jurisdiction over the subject matter of this action and over all persons who could have appeared herein, whether or not they did so appear.

24. All conditions precedent to the granting of this decree have been complied with, including but not limited to the notice requirement of C.R.S. § 37-90-137(4)(b.5)(I).

25. The plan for augmenting depletions caused by pumping the not nontributary Denver aquifer is required by C.R.S. § 37-90-137(9), and is subject to the requirement of C.R.S. §37-92-305(3) and 305(8) that no injury will occur to the owners of or persons entitled to use water under an absolute water right or decreed conditional water right as a result of implementing such plan for augmentation. Applicant has proved that no such injury will occur.

26. Applicant has maintained dominion and control over its septic system return flows by determining the quantity of such return flows, as set forth in part III above, and thus has the legal ability to use said return flows in this plan for augmentation. See, Public Service Co. v. Willows Water District, 856 P.2d 829 (Colo. 1993).

**JUDGMENT AND DECREE**

27. The foregoing findings of fact and conclusions of law are hereby incorporated into this judgment and decree.

28. The application for adjudication of water rights from the Dawson, Denver, Arapahoe and Laramie-Fox Hills aquifers underlying the Property is approved as set forth above. The court retains jurisdiction over this decree to finally adjudicate the amount of water available for withdrawal from each aquifer, based on site specific information from well logs when it becomes available.

29. In any year, Applicants may withdraw the subject water in any given aquifer from any combination of the wells applied for in the same aquifer as long as the total amount of water withdrawn in that year does not exceed the product of the total number of years after the date of determination of the right to ground water by the court, multiplied by the allowed average annual amount of withdrawals for that aquifer.

30. Pursuant to C.R.S. 37-90-137(10), Applicants may construct such additional wells as are reasonably required to withdraw the average annual appropriation from each aquifer.

31. Prior to constructing any well decreed herein, Applicants or their successors shall file a well permit application and, if a successor, a copy of the deed to their lot with the State Engineer. The State Engineer shall issue well permits in accord with the decree entered herein and applicable statutes. Should Applicants fail to construct any well prior to the expiration of the well permit Applicants may reapply to the State Engineer for a new well permit and the State Engineer shall issue a new well permit with terms and conditions no more burdensome than those contained herein.

32. All wells constructed within the Dawson, Arapahoe and Laramie-Fox Hills aquifers, respectively, shall constitute a well field pursuant to 2 CCR 402-7, Rules 8, 11 and 14.

33. The water rights so decreed are absolute water rights, and no applications for findings of diligence are required.

34. The wells must be installed and metered as required by the State Engineer. Each well must be equipped with a totalizing flow meter and Applicant must submit diversion records to the Division Engineer or his representative on an annual basis or as otherwise requested by the Division Engineer. All wells shall be cased so as



to prevent withdrawal of water from more than one aquifer. In addition, at least one well constructed into each aquifer must be geophysically logged, and a copy of such log shall be submitted to the State Engineer pursuant to 2 CCR 402-7, Rule 9.

35. No water may be pumped from the not nontributary Dawson or Arapahoe aquifers except pursuant to a court-approved plan for augmentation. Applicant shall not consume more than 98% of the water diverted from the nontributary Laramie-Fox Hills aquifer.

36. The application for approval of a plan for augmentation to replace depletions caused by pumping the not nontributary Denver aquifer is approved as set forth above in the findings of fact in this decree. No more than 40 acre feet of water may be pumped each year from the Denver aquifer absent approval of an amendment to this plan for augmentation or approval of a new plan for augmentation replacing injurious depletions resulting from such pumping. The State Engineer shall curtail the pumping of more than 40.0 acre feet annually from the Denver aquifer absent compliance with the foregoing sentence. The State Engineer shall also curtail diversions from the Denver aquifer pursuant to this plan for augmentation, the depletions from which are not so replaced as to prevent injury to vested water rights or decreed conditional water rights.

37. As reasonably required by the Division Engineer, but no less than annually, Applicants shall complete and submit an accounting form which shows groundwater withdrawals, stream depletions, return flows, and net stream depletions. The accounting form must be acceptable to the Division Engineer, and may be changed from time to time if necessary. An accounting form which is acceptable to the Division Engineer at the present time is attached to this Ruling as Exhibit C.

38. Pursuant to C.R.S. § 37-92-304 (6), the Court retains continuing jurisdiction over the plans for augmentation decreed herein for reconsideration of the question whether the provisions of this decree are necessary and/or sufficient to prevent injury to vested water rights of others. The Court also has continuing jurisdiction for the purposes of determining compliance with the terms of the augmentation plans.

39. Any person seeking to invoke the retained jurisdiction of the Court shall file a verified petition with the Court. The petition to invoke retained jurisdiction or to modify the decree shall set forth with particularity the factual basis upon which the requested reconsideration is premised, together with proposed decretal language to effect the petition. The person lodging the petition shall have the burden of going forward to establish prima facie

facts alleged in the petition. If the Court finds those facts to be established, Applicants shall thereupon have the burden of proof to show: (1) that any modification sought by Applicants will avoid injury to other appropriators, or (2) that any modification sought by the person filing the petition is not required to avoid injury to other appropriators, or (3) that any term or condition proposed by Applicants in response to the petition does avoid injury to other appropriators.

Dated this 1<sup>st</sup> day of December, 1998.

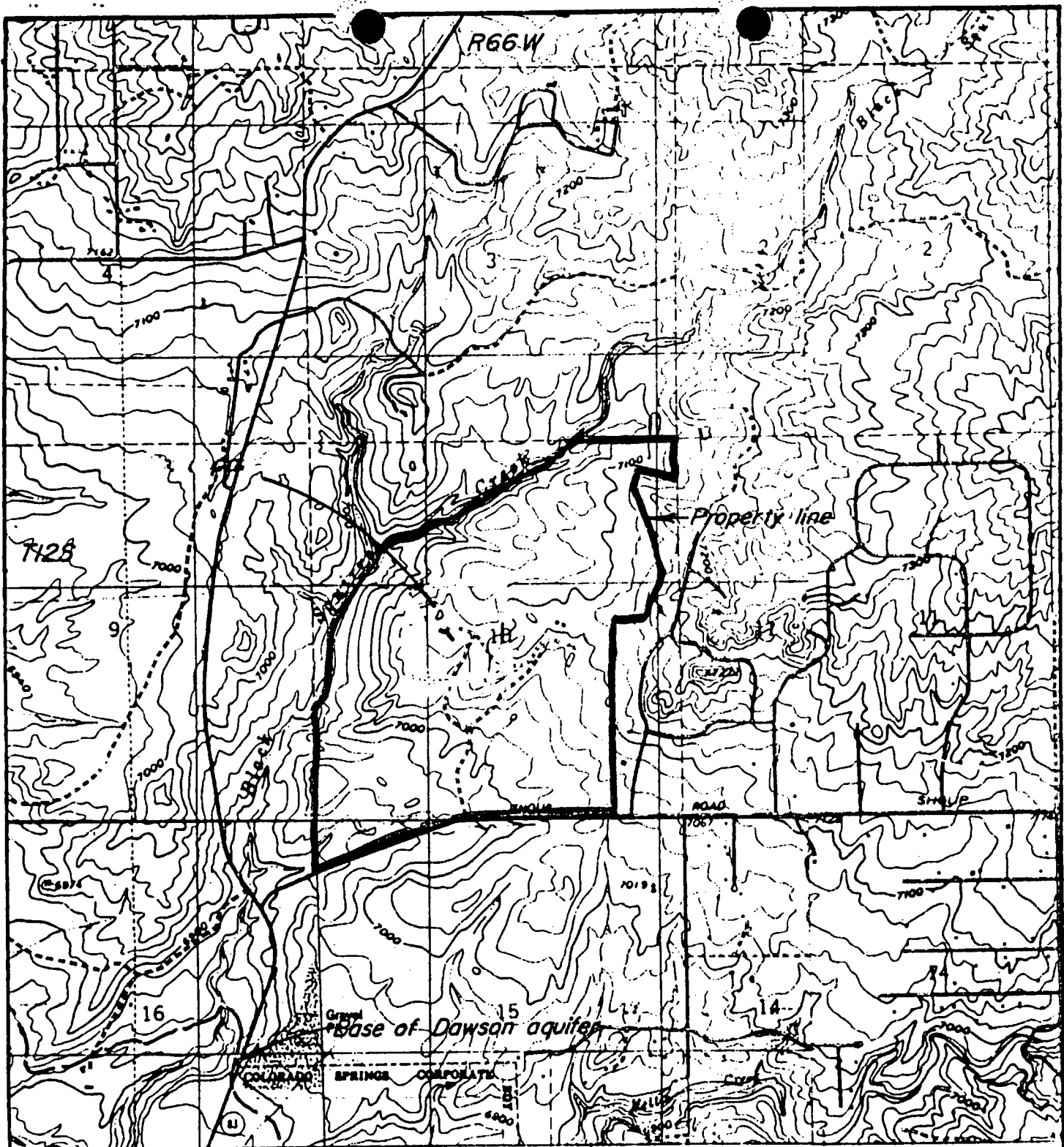


---

John E. Anderson III  
District Court Judge  
Water Division 2

**TABLE I  
DENVER AQUIFER AUGMENTATION ANALYSIS  
LEE PROPERTY**

Years	Withdrawal (af/yr)	Monument Creek				Net Depletion (af/yr)
		Stream Depletion Factors	Depletion (af/yr)	Return Flows (af/yr)	NT Pumping (af/yr)	
10	40	4.00	1.6	21.8		0.0
20	40	4.00	1.6	21.8		0.0
30	40	4.00	1.6	21.8		0.0
40	40	4.00	1.6	21.8		0.0
50	40	4.00	1.6	21.8		0.0
60	40	4.00	1.6	21.8		0.0
70	40	4.00	1.6	21.8		0.0
80	40	4.00	1.6	21.8		0.0
90	40	4.00	1.6	21.8		0.0
100	40	4.00	1.6	21.8		0.0
110	40	4.00	1.6	21.8		0.0
120	40	4.00	1.6	21.8		0.0
130	40	4.00	1.6	21.8		0.0
140	40	4.00	1.6	21.8		0.0
150	40	4.00	1.6	21.8		0.0
160	40	4.00	1.6	21.8		0.0
170	40	4.00	1.6	21.8		0.0
180	40	4.00	1.6	21.8		0.0
190	40	4.00	1.6	21.8		0.0
200	40	4.00	1.6	21.8		0.0
210	40	4.00	1.6	21.8		0.0
220	40	4.00	1.6	21.8		0.0
230	40	4.00	1.6	21.8		0.0
240	40	4.00	1.6	21.8		0.0
250	40	4.00	1.6	21.8		0.0
260	40	4.00	1.6	21.8		0.0
270	40	4.00	1.6	21.8		0.0
280	40	4.00	1.6	21.8		0.0
290	40	4.00	1.6	21.8		0.0
300	40	4.00	1.6	21.8		0.0
310		13.19	5.3		5.3	0.0
320		13.51	5.4		5.4	0.0
330		13.77	5.5		5.5	0.0
340		13.94	5.6		5.6	0.0
350		14.06	5.6		5.6	0.0
360		14.10	5.6		5.6	0.0
370		14.10	5.6		5.6	0.0
380		14.07	5.6		5.6	0.0
390		13.99	5.6		5.6	0.0
400		13.89	5.6		5.6	0.0
410		13.77	5.5		5.5	0.0
420		13.63	5.5		5.5	0.0
430		13.47	5.4		5.4	0.0
440		13.31	5.3		5.3	0.0
450		13.13	5.3		5.3	0.0
460		12.95	5.2		5.2	0.0
470		12.76	5.1		5.1	0.0
480		12.56	5.0		5.0	0.0
490		12.37	4.9		4.9	0.0
500		12.17	4.9		4.9	0.0
510		11.97	4.8		4.8	0.0
520		11.77	4.7		4.7	0.0
530		11.58	4.6		4.6	0.0
540		11.39	4.6		4.6	0.0
550		11.19	4.5		4.5	0.0
560		11.00	4.4		4.4	0.0
570		10.81	4.3		4.3	0.0
580		10.62	4.2		4.2	0.0
590		10.43	4.2		4.2	0.0
600		10.25	4.1		4.1	0.0



Scale 1" = 2000'

EXHIBIT A

LOCATION MAP

WELLS & CO.  
ground water geologists

fig. 1

## EXHIBIT B

Real Property situated in the County of El Paso and State of Colorado, to wit:

That portion of Section 10 and of the Northwest quarter of Section 15 in Township 12 South, Range 66 West of the 6<sup>th</sup> P.M., described as follows: Beginning at the Northeast corner of the West half of the Southeast quarter of said Section 10; thence Southerly on the Easterly line thereof to its intersection with the Northerly line of Shoup Road as described in deed recorded in Book 602 Page 283 of the records of El Paso County, Colorado; thence Westerly on the Northerly line of Shoup Road to its intersection with the West line of the Northwest quarter of said Section 15; thence North on said West line to the Northwest corner of said Section 15; thence North 1°10'40" West 1924.90 feet, more or less, on the West line of said Section 10 to a point thereon South 1°10'40" East 723 feet from the Northwest corner of the Southwest quarter of said Section 10; thence North 39°50' East 270.56 feet; thence North 23°19' West 189.70 feet; thence North 12°38' East 583.11 feet; thence North 47°02' East 226.04 feet; thence North 35°40' East 208.67 feet; thence North 42°00' East 243.40 feet; thence North 51°47' East 231.32 feet; thence North 7°24' East 439.18 feet; thence North 75°32' East 455.49 feet; thence North 66°00' East 230.54 feet; thence North 76°30' East 344.84 feet; thence North 31°33' East 228.28 feet; thence North 71°48' East 370.24 feet; thence North 55°47' East 858.58 feet; thence North 77°02' East 230.75 feet; thence North 40°28' East 248.57 feet to intersect the North line of said Section 10; thence South 89°56' East 1720.42 feet on said North line to the Northeast corner of said Section 10; thence South 00°50' East 726.30 feet on the East line of said Section 10; thence North 68°30' West 696.70 feet; thence South 6°08' West 463.48 feet; thence South 16°32' East 1054.34 feet to intersect the Northwesterly line of the tract described in deed recorded in Book 847 at Page 440 of the records of El Paso County, Colorado; thence Southwesterly on said Northwesterly line 145.57 feet to an angle point thereon; thence Southwesterly on the Westerly line of said tract 624 feet to the South line of the Northeast quarter of said Section 10; thence West on said South line 646.15 feet; more or less, to the point of beginning, El Paso County, Colorado, also known as 3250 Shoup Road.

## EXHIBIT B

Case No. 98CW58

Lee Property  
Case 98-CW-59  
Augmentation Plan Accounting  
Through Cessation of Pumping

A. Total Withdrawal [ last year line C.]

B. Total Denver Withdrawal [ Table I B(col. 7)]

C. Total Withdrawal Since Pumping Began [A+B]

D. Years Since Pumping Began [Current Year-1999]

E. Stream Depletion [B.\*0.4]

F. Return Flows [Table I C.]

G. Net Depletion [F-E]

Year	

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Monument Creek
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DRAFT

Table I  
Case 98-CW-59  
Well Meter and Water Use

Well Name	Permit No.	col. 1 No. Homes	col. 2 Pool Area (sq. ft.)	Well Meter Readings (gal.)					Return Flows				
				col. 3 Last Year Oct. 31	col. 4 Last Year Dec. 1	col. 5 This Year Feb. 28/29	col. 6 This Year Oct. 31	col. 7 Total	col. 8 Base Use	col. 9 Irrigation Use	Residential (1)	Irrigation (2)	
Lot 1													
Lot 2													
Lot 3													
Lot 80													

A. Total (gal.)	
B. Total (af)	
C. Returns (af)	

Explanation  
 Col. 7 = Col. 6 - Col. 3  
 Col. 8 = (Col. 5 - Col. 4) \* 12  
 Col. 9 = Col. 7 - Col. 8 - (Col. 1 \* 0.011) - (Col. 2 \* (0.054/1000))  
 (1) = (((Col. 8 - (Col. 1 \* 0.011)) - (Col. 2 \* (0.054/1000))) \* 0.9  
 (2) = Col. 9 \* 0.15  
 B. = Line A/326000  
 C. = B(1) + B(2)

DRAFT

CENTRAL FILES

RECEIVED

JUN 28 1999

WATER RESOURCES  
STATE ENGINEER  
COLO.

DISTRICT COURT, WATER DIVISION 2, COLORADO

Case No. 99CW79 (C/R 98CW58)

FILED IN THE OFFICE OF THE CLERK,  
DISTRICT COURT WATER DIV NO 2  
STATE OF COLORADO

APPLICATION TO AMEND PLAN FOR AUGMENTATION

JUN 22 1999

CONCERNING THE APPLICATION FOR WATER RIGHTS OF

MARDELL TRIVISONNO  
CLERK

FRANK A. LEE and NEW BREED RANCH, INC.

In El Paso County.


Applicants, Frank A. Lee and New Breed Ranch, Inc., through counsel, hereby seek to amend the plan for augmentation decreed in Case No. 98CW58, as follows:

The adjudication of the Denver Basin water and approval of a plan for augmentation occurred in Case No. 98CW58. No changes are sought regarding the adjudication of the Denver Basin water underlying the property. The property consists of 480.3 acres located in Sections 10 and 15, T. 12 S., R. 66 W., 6<sup>th</sup> P.M. in El Paso County, as depicted on the attached Exhibit A and described on the attached Exhibit B.

The number of lots using water will be increased from 83 to 94, and the amount of Denver aquifer water per lot will decrease from 0.48 acre feet annually to 0.46 acre feet. Numbers from the present decree, Case No. 98CW58, will be adjusted as necessary to reflect this change, but no other changes are requested.

Submitted June 21st, 1999.

MacDOUGALL, WOLDRIDGE & WORLEY, PC

  
By: Henry D. Worley #14368  
102 North Cascade, Suite 400  
Colorado Springs, CO 80903  
719 520-9288

Attorneys for Applicants



VERIFICATION

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

I, Henry D. Worley, attorney for Frank A. Lee and New Breed Ranch, Inc., state under oath that I have read this application and verify its content

Henry D. Worley  
Henry D. Worley

Subscribed under oath before me on June 21<sup>st</sup>, 1999.

My Commission Expires  
~~\_\_\_\_\_~~ 09/18/2002

My commission expires:

\_\_\_\_\_  
Renee J. Daugherty  
Notary Public

LIC

<b>WELL PERMIT NUMBER</b> <u>61044</u> <b>-F-</b>	
DIV. 2	WD 10 DES. BASIN MD

APPLICANT

VIEWPOINT DEVELOPMENT  
1915 SPRING VALLEY DRIVE  
COLORADO SPRINGS, CO 80921-

(719) 488-0695

APPROVED WELL LOCATION

EL PASO COUNTY  
NW 1/4 SW 1/4 Section 10  
Township 12 S Range 66 W Sixth P.M.

DISTANCES FROM SECTION LINES

1500 Ft. from South Section Line  
1175 Ft. from West Section Line

UTM COORDINATES

Northing: Easting:

**PERMIT TO CONSTRUCT A WELL**

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

Page 1 of 2

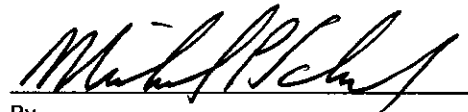
CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-90-137(4) on the condition that this well is operated in accordance with the Frank A. Lee and New Breed Ranch, Inc. Augmentation Plan approved by the Division 2 Water Court in case no. 98CW58 and amended in case no. 99CW79. If this well is not operated in accordance with the terms of said decree, it will be subject to administration including orders to cease diverting water.
- 4) Approved for a well on a residential site of 3.0 acre(s) described as lot 4, filing 1, New Breed Ranch Subdivision, El Paso County.
- 5) The use of ground water from this well is limited to ordinary household purposes inside one (1) single family dwelling, and the irrigation of not more than 4,000 square feet of home gardens and lawns.
- 6) Production from this well is restricted to the Denver aquifer, which corresponds to the interval between 315 feet and 1,065 feet below the ground surface. Plain casing shall be installed and grouted to prevent production from other zones.
- 7) The maximum pumping rate of this well shall not exceed 15 GPM.
- 8) The annual withdrawal of ground water from this well shall not exceed 0.46 acre-feet (149,891 gallons).
- 9) The return flow from the use of this well must be through an individual waste water disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.
- 10) The geophysical logging requirement has been waived.
- 11) The owner shall mark the well in a conspicuous place with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.
- 12) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
- 13) This well shall be constructed at least 600 feet from any existing well, completed in the same aquifer, that is not covered by this augmentation plan and for which 600-foot spacing waivers have not been obtained.
- 14) This well shall be constructed not more than 200 feet from the location specified on this permit and the well shall be constructed at least 200 feet from every other well on the property.

*April 27, 2004 MRS*

APPROVED  
MPS

State Engineer



By

Receipt No. 0519943A

DATE ISSUED 04-27-2004

EXPIRATION DATE 04-27-2005

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

NOTE: Permit number 255183 was erroneously assigned to this non-exempt permit. Permit number 255183 has been cancelled and permit number 61044-F has been assigned.

NOTE: The ability of this well to withdraw its authorized amount of water from this non-renewable aquifer may be less than the 100 years upon which the amount of water in the aquifer is allocated, due to anticipated water level declines.

NOTE: To ensure a maximum productive life of this well, perforated casing should be set through the entire producing interval of the approved zone or aquifer indicated above.

*April 27, 2007*  
*mps*



Ground Water Investigations LLC · (719) 338-1805

---

To: Jim Scott  
12750 Oak Cliff Way  
Colorado Springs CO 80908

From: Julia M. Murphy, MS, PG  
Professional Geologist/Hydrogeologist

Re: Water Quality Report, New Breed Ranch Subdivision, Filing 3

Date: December 30, 2023

This Water Quality Report was completed for Jim Scott (“Applicant”) by Julia Murphy of Groundwater Investigations LLC (“GWI”), a Professional Geologist, in accordance with the requirements of the El Paso County Land Development Code and the Amendment to the Land Development Code Section 8.4.7 (B)(10). Ms. Murphy has over 25 years’ experience in geologic and hydrogeologic investigations with 10 years’ experience in water quality sampling and analysis of drinking water aquifers with specialization in contaminant hydrogeology.

This report presents a description of groundwater sampling and analysis for the purpose of providing all necessary information for a determination of sufficiency in water quality for Filing 3 of the New Breed Ranch subdivision (“Subdivision”) water supply. The Subdivision water supply is required to meet the Primary Drinking Water Regulations as defined by the Water Quality Control Commissions Regulation 11 under 5CCR 1002-1.

### **1.0 Site Location**

New Breed Ranch subdivision is located within portions of Sections 10 & 15, Township 12 South Range 66 West of the 6<sup>th</sup> PM within water Division 2, Water District 10 (Exhibit 1). NBR Ranch Filing 3 is a 7- lot subdivision on 34.4 acres situated in the South ½ of Section 10, Township 12 south Range 66 west of the 6<sup>th</sup> PM. (Exhibit 2).

### **2.0 Subdivision Water Source**

The Denver aquifer will be the primary source of water to supply groundwater for in-home purposes, landscape irrigation, pool or pond, and livestock. Each home will discard wastewater through an individual non-evaporative septic disposal system in compliance with and permitted by the El Paso County Department of Health and Environment. The treated water quality discharged to the subsurface meets the water quality sufficiency requirement in compliance with Section 8.4.7(3)(d) of the El Paso County Land Development Code.

### **3.0 Sample Location**

In accordance with the LDC, the water sample was collected from an existing well located within the NBR subdivision having permit proposed NBR Filing 3 from the Denver aquifer well having Permit 61044-F (Exhibit 3).

#### **4.0 Sample Collection**

Representative water quality samples were collected from a well having permit No. 61044-F located within the NBR subdivision on May 23, 2023. Water quality samples were received by the laboratory on May 23, 2023 and all holding times were met. A Chain of Custody was maintained for the transfer of samples to a Colorado Certified Laboratory and their subcontracted laboratory. Analytes included Inorganic Chemicals, Secondary Maximum Contaminants, Radionuclides, Bacteriological and Volatile Organic Compound. The Denver aquifer is a confined aquifer therefore Volatile Organic Compounds (VOCs) and Synthetic Organic Compounds were not required to be analyzed; however VOCs were included at the request of the property owner and are included in the water quality results.

#### **5.0 Analysis Results**

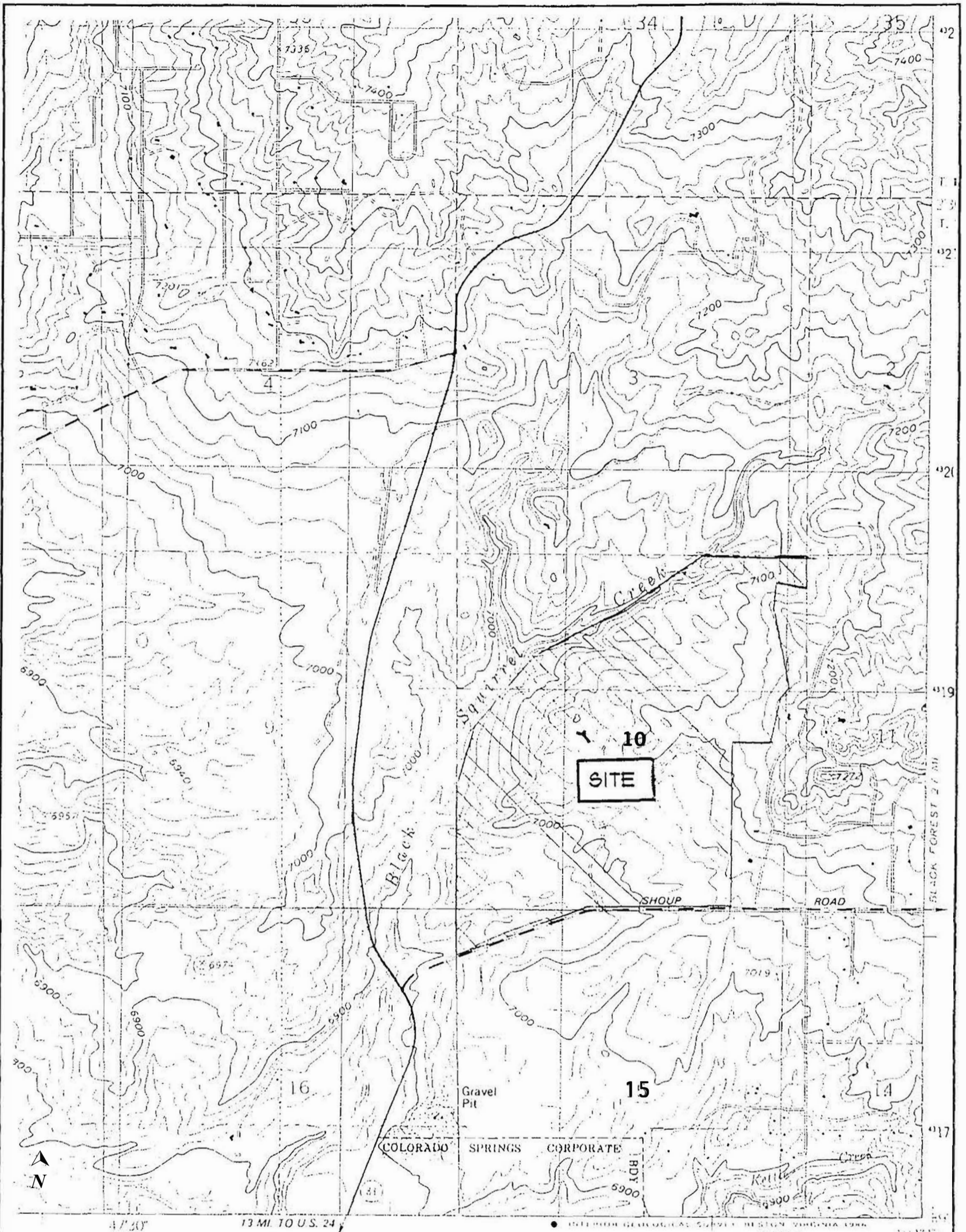
The analysis results for each constituent were compared to the Colorado Primary Drinking Water Standards maximum contaminant levels (MCL) and secondary MCLs. The primary MCL is the legal threshold limit on the amount of a substance that is allowed in public water systems under the Safe Drinking Water Act (SDWA). Private wells are not regulated under the SDWA however the El Paso County Public Health has required that subdivisions on wells evaluate their water supply based on the same criteria. All constituent concentrations are at or below the primary and secondary drinking water MCLs (Exhibit 4).

#### **6.0 Sources of Potential Contaminants**

New Breed Ranch subdivision is situated in a rural residential area surrounded by lots of 2.5 to 40 acres. There are no existing commercial sites. Zoning is rural residential and there is no proposed plan that would indicate future commercial or industrial use. Due to slow vertical infiltration as a result of impeding clay layers, there is a low possibility for on-site or off-site sources of potential water quality degradation. On-site septic system with leach field will be used to treat wastewater, however they are not considered a potential contaminant source when they are constructed in accordance with protective regulations regarding design and setbacks from the well.

#### **6.0 Conclusion**

Based on the results presented herein, New Breed Ranch Subdivision Filing 3 meets the criteria for Water Supply in terms of Quality.



**RMG**  
ENGINEERS

5555 ERINDALE DRIVE  
SUITE 205  
COLORADO SPRINGS  
COLORADO 80918  
(719) 548-0600  
FAX 548-0223

**EXHIBIT 1**  
**SITE VICINITY MAP**  
New Breed Ranch Subdivision

JOB No. 41765  
FIG No. 1  
DATE: 02/13/99

EXHIBIT 2

# NEW BREED RANCH FILING THREE

A Final Plat for a 7 Lot Subdivision in Section 10, Township 12 South, Range 66 West, 6th Principal Meridian, El Paso County, Colorado.



**NOTE:**  
 Outer Boundary Points for A&B Filing are Monumented with a 1.5" x 1.5" Rubber bearing a Red Plastic Cap L.S. 2525  
 • Found Pin at Cap L.S. xxxxx  
 ©2019 - Street Address per Dedication

	HANNIGAN ASSOCIATES, INC. LAND SURVEYING & LAND PLANNING LAND DEVELOPMENT CONSULTING 1040 SPRING VALLEY ROAD MONUMENT, COLORADO 719.451.4202 #FAX: 744.611.9071	Title New Breed Ranch Filing Three Section 10, T 12 S, R 66 W, 6th P.M., El Paso County, Colorado New Breed Ranch, Inc.
	SCALE 1"=200'	DATE 09/14/21

<b>WELL PERMIT NUMBER</b> <u>61044</u> <b>-F-</b>	
DIV. 2	WD 10 DES. BASIN MD

APPLICANT

VIEWPOINT DEVELOPMENT  
1915 SPRING VALLEY DRIVE  
COLORADO SPRINGS, CO 80921-

(719) 488-0695

APPROVED WELL LOCATION

EL PASO COUNTY  
NW 1/4 SW 1/4 Section 10  
Township 12 S Range 66 W Sixth P.M.

DISTANCES FROM SECTION LINES

1500 Ft. from South Section Line  
1175 Ft. from West Section Line

UTM COORDINATES

Northing: Easting:

**PERMIT TO CONSTRUCT A WELL**

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

Page 1 of 2

CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
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- 3) Approved pursuant to CRS 37-90-137(4) on the condition that this well is operated in accordance with the Frank A. Lee and New Breed Ranch, Inc. Augmentation Plan approved by the Division 2 Water Court in case no. 98CW58 and amended in case no. 99CW79. If this well is not operated in accordance with the terms of said decree, it will be subject to administration including orders to cease diverting water.
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- 8) The annual withdrawal of ground water from this well shall not exceed 0.46 acre-feet (149,891 gallons).
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- 13) This well shall be constructed at least 600 feet from any existing well, completed in the same aquifer, that is not covered by this augmentation plan and for which 600-foot spacing waivers have not been obtained.
- 14) This well shall be constructed not more than 200 feet from the location specified on this permit and the well shall be constructed at least 200 feet from every other well on the property.

*April 27, 2004 MRS*

APPROVED  
MPS

State Engineer



By

Receipt No. 0519943A

DATE ISSUED 04-27-2004

EXPIRATION DATE 04-27-2005



## ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

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NOTE: The ability of this well to withdraw its authorized amount of water from this non-renewable aquifer may be less than the 100 years upon which the amount of water in the aquifer is allocated, due to anticipated water level declines.

NOTE: To ensure a maximum productive life of this well, perforated casing should be set through the entire producing interval of the approved zone or aquifer indicated above.

*April 27, 2007*  
*MPJ*

## Analytical Results

TASK NO: 230522035

**Report To:** Julia M. Murphy  
**Company:** Groundwater Investigations LLC  
11590 Black Forest Road, Suite 15  
Colorado Springs CO 80908

**Bill To:** Julia M. Murphy  
**Company:** Groundwater Investigations LLC  
11590 Black Forest Road, Suite 15  
Colorado Springs CO 80908

**Task No.:** 230522035  
**Client PO:**  
**Client Project:** New Breed Ranch Subdivision

**Date Received:** 5/22/23  
**Date Reported:** 6/2/23  
**Matrix:** Water - Drinking

**Customer Sample ID** NBR522  
**Sample Date/Time:** 5/22/23 9:30 AM  
**Lab Number:** 230522035-01

Test	Result	Method	RL	MCL	Date Analyzed	QC Batch ID	Analyzed By
Nitrate/ Nitrite Nitrogen	ND	Calculation	0.05 mg/L		5/24/23	-	NRP
Chloride	4.0 mg/L	EPA 300.0	0.5 mg/L		5/23/23	QC65198	NRP
Fluoride	0.53 mg/L	EPA 300.0	0.50 mg/L	4	5/23/23	QC65199	NRP
Nitrate Nitrogen	ND	EPA 300.0	0.25 mg/L	10	5/23/23	QC65201	NRP
Nitrite Nitrogen	ND	EPA 300.0	0.15 mg/L	1	5/23/23	QC65202	NRP
Sulfate	127.1 mg/L	EPA 300.0	0.5 mg/L		5/23/23	QC65200	NRP
Cyanide-Total	ND	EPA 335.4	0.005 mg/L	0.02	5/24/23	QC65250	DPL
1,1,1,2-Tetrachloroethane	ND	EPA-524.2	0.5 ug/L		5/30/23	QC65318	SPF
1,1,1-Trichloroethane	ND	EPA-524.2	0.5 ug/L	200	5/30/23	QC65318	SPF
1,1,2,2-Tetrachloroethane	ND	EPA-524.2	0.5 ug/L		5/30/23	QC65318	SPF
1,1,2-Trichloroethane	ND	EPA-524.2	0.5 ug/L	5	5/30/23	QC65318	SPF
1,1-Dichloroethane	ND	EPA-524.2	0.5 ug/L		5/30/23	QC65318	SPF
1,1-Dichloroethylene	ND	EPA-524.2	0.5 ug/L	7	5/30/23	QC65318	SPF
1,1-Dichloropropene	ND	EPA-524.2	0.5 ug/L		5/30/23	QC65318	SPF
1,2,3-Trichlorobenzene	ND	EPA-524.2	0.5 ug/L		5/30/23	QC65318	SPF
1,2,3-Trichloropropane	ND	EPA-524.2	0.5 ug/L		5/30/23	QC65318	SPF
1,2,4-Trichlorobenzene	ND	EPA-524.2	0.5 ug/L	70	5/30/23	QC65318	SPF
1,2,4-Trimethylbenzene	ND	EPA-524.2	0.5 ug/L		5/30/23	QC65318	SPF
1,2-Dichloroethane	ND	EPA-524.2	0.5 ug/L	5	5/30/23	QC65318	SPF
1,2-Dichloropropane	ND	EPA-524.2	0.5 ug/L	5	5/30/23	QC65318	SPF
1,3,5-Trimethylbenzene	ND	EPA-524.2	0.5 ug/L		5/30/23	QC65318	SPF

**Abbreviations/ References:**

RL = Reporting Limit = Minimum Level  
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ug/L = Micrograms Per Liter or PPB  
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Date Analyzed = Date Test Completed

(d) RPD acceptable due to low duplicate and sample concentrations.  
(s) The accuracy of the spike recovery value is reduced due to the analyte concentration in the sample being disproportionate to the spike level. The laboratory control sample recovery was acceptable

MCL = Maximum contaminant level per the EPA  
ND = Not Detected at Reporting Limit.

## Analytical Results

TASK NO: 230522035

**Report To:** Julia M. Murphy  
**Company:** Groundwater Investigations LLC  
11590 Black Forest Road, Suite 15  
Colorado Springs CO 80908

**Bill To:** Julia M. Murphy  
**Company:** Groundwater Investigations LLC  
11590 Black Forest Road, Suite 15  
Colorado Springs CO 80908

**Task No.:** 230522035  
**Client PO:**  
**Client Project:** New Breed Ranch Subdivision

**Date Received:** 5/22/23  
**Date Reported:** 6/2/23  
**Matrix:** Water - Drinking

**Customer Sample ID** NBR522  
**Sample Date/Time:** 5/22/23 9:30 AM  
**Lab Number:** 230522035-01

Test	Result	Method	RL	MCL	Date Analyzed	QC Batch ID	Analyzed By
1,3-Dichloropropane	ND	EPA-524.2	0.5 ug/L		5/30/23	QC65318	SPF
1,3-Dichloropropene	ND	EPA-524.2	0.5 ug/L		5/30/23	QC65318	SPF
Benzene	ND	EPA-524.2	0.5 ug/L	5	5/30/23	QC65318	SPF
Bromobenzene	ND	EPA-524.2	0.5 ug/L		5/30/23	QC65318	SPF
Bromochloromethane	ND	EPA-524.2	0.5 ug/L		5/30/23	QC65318	SPF
Bromodichloromethane	ND	EPA-524.2	0.5 ug/L		5/30/23	QC65318	SPF
Bromoform	ND	EPA-524.2	0.5 ug/L		5/30/23	QC65318	SPF
Bromomethane	ND	EPA-524.2	0.5 ug/L		5/30/23	QC65318	SPF
Carbon Tetrachloride	ND	EPA-524.2	0.5 ug/L	5	5/30/23	QC65318	SPF
Chlorodibromomethane	ND	EPA-524.2	0.5 ug/L		5/30/23	QC65318	SPF
Chloroethane	ND	EPA-524.2	0.5 ug/L		5/30/23	QC65318	SPF
Chloroform	ND	EPA-524.2	0.5 ug/L		5/30/23	QC65318	SPF
Chloromethane	ND	EPA-524.2	0.5 ug/L		5/30/23	QC65318	SPF
cis-1,2-Dichloroethylene	ND	EPA-524.2	0.5 ug/L	70	5/30/23	QC65318	SPF
Dibromomethane	ND	EPA-524.2	0.5 ug/L		5/30/23	QC65318	SPF
Dichlorodifluoromethane	ND	EPA-524.2	0.5 ug/L		5/30/23	QC65318	SPF
Dichloromethane	ND	EPA-524.2	0.5 ug/L	5	5/30/23	QC65318	SPF
Ethylbenzene	ND	EPA-524.2	0.5 ug/L	700	5/30/23	QC65318	SPF
Fluorotrichloromethane	ND	EPA-524.2	0.5 ug/L		5/30/23	QC65318	SPF
Hexachlorobutadiene	ND	EPA-524.2	0.5 ug/L		5/30/23	QC65318	SPF
Isopropylbenzene	ND	EPA-524.2	0.5 ug/L		5/30/23	QC65318	SPF
m-Dichlorobenzene	ND	EPA-524.2	0.5 ug/L		5/30/23	QC65318	SPF
Monochlorobenzene	ND	EPA-524.2	0.5 ug/L	100	5/30/23	QC65318	SPF

**Abbreviations/ References:**

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Date Analyzed = Date Test Completed

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(s) The accuracy of the spike recovery value is reduced due to the analyte concentration in the sample being disproportionate to the spike level. The laboratory control sample recovery was acceptable

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## Analytical Results

TASK NO: 230522035

Report To: Julia M. Murphy

Company: Groundwater Investigations LLC  
11590 Black Forest Road, Suite 15  
Colorado Springs CO 80908

Bill To: Julia M. Murphy

Company: Groundwater Investigations LLC  
11590 Black Forest Road, Suite 15  
Colorado Springs CO 80908

Task No.: 230522035  
Client PO:  
Client Project: New Breed Ranch Subdivision

Date Received: 5/22/23  
Date Reported: 6/2/23  
Matrix: Water - Drinking

Customer Sample ID NBR522  
Sample Date/Time: 5/22/23 9:30 AM  
Lab Number: 230522035-01

Test	Result	Method	RL	MCL	Date Analyzed	QC Batch ID	Analyzed By
Naphthalene	ND	EPA-524.2	0.5 ug/L		5/30/23	QC65318	SPF
n-Butylbenzene	ND	EPA-524.2	0.5 ug/L		5/30/23	QC65318	SPF
n-Propylbenzene	ND	EPA-524.2	0.5 ug/L		5/30/23	QC65318	SPF
o-Chlorotoluene	ND	EPA-524.2	0.5 ug/L		5/30/23	QC65318	SPF
o-Dichlorobenzene	ND	EPA-524.2	0.5 ug/L	600	5/30/23	QC65318	SPF
Para-Dichlorobenzene	ND	EPA-524.2	0.5 ug/L	75	5/30/23	QC65318	SPF
p-Chlorotoluene	ND	EPA-524.2	0.5 ug/L		5/30/23	QC65318	SPF
p-Isopropyltoluene	ND	EPA-524.2	0.5 ug/L		5/30/23	QC65318	SPF
sec-Butylbenzene	ND	EPA-524.2	0.5 ug/L		5/30/23	QC65318	SPF
Styrene	ND	EPA-524.2	0.5 ug/L	100	5/30/23	QC65318	SPF
tert-Butylbenzene	ND	EPA-524.2	0.5 ug/L		5/30/23	QC65318	SPF
Tetrachloroethylene	ND	EPA-524.2	0.5 ug/L	5	5/30/23	QC65318	SPF
Toluene	ND	EPA-524.2	0.5 ug/L	1000	5/30/23	QC65318	SPF
Total Trihalomethanes	ND	EPA-524.2	0.5 ug/L	80	5/30/23	QC65318	SPF
trans-1,2-Dichloroethylene	ND	EPA-524.2	0.5 ug/L	100	5/30/23	QC65318	SPF
Trichloroethylene	ND	EPA-524.2	0.5 ug/L	5	5/30/23	QC65318	SPF
Vinyl chloride	ND	EPA-524.2	0.5 ug/L	2	5/30/23	QC65318	SPF
Xylenes (total)	ND	EPA-524.2	0.5 ug/L	10000	5/30/23	QC65318	SPF
<b>Total</b>							
Iron	ND	EPA 200.7	0.005 mg/L	0.3	5/24/23	QC65217	MAT
Aluminum	0.002 mg/L	EPA 200.8	0.001 mg/L	0.05	5/24/23	QC65182	MBN
Antimony	ND	EPA 200.8	0.0012 mg/L	0.006	5/24/23	QC65182	MBN

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## Analytical Results

**TASK NO: 230522035**

**Report To:** Julia M. Murphy  
**Company:** Groundwater Investigations LLC  
11590 Black Forest Road, Suite 15  
Colorado Springs CO 80908

**Bill To:** Julia M. Murphy  
**Company:** Groundwater Investigations LLC  
11590 Black Forest Road, Suite 15  
Colorado Springs CO 80908

**Task No.:** 230522035  
**Client PO:**  
**Client Project:** New Breed Ranch Subdivision

**Date Received:** 5/22/23  
**Date Reported:** 6/2/23  
**Matrix:** Water - Drinking

**Customer Sample ID** NBR522  
**Sample Date/Time:** 5/22/23 9:30 AM  
**Lab Number:** 230522035-01

Test	Result	Method	RL	MCL	Date Analyzed	QC Batch ID	Analyzed By
<i>Total</i>							
Arsenic	ND	EPA 200.8	0.0006 mg/L	0.01	5/24/23	QC65182	MBN
Barium	ND	EPA 200.8	0.0007 mg/L	2	5/24/23	QC65182	MBN
Beryllium	ND	EPA 200.8	0.0001 mg/L	0.004	5/24/23	QC65182	MBN
Cadmium	0.0001 mg/L	EPA 200.8	0.0001 mg/L	0.005	5/24/23	QC65182	MBN
Chromium	ND	EPA 200.8	0.0015 mg/L	0.1	5/24/23	QC65182	MBN
Manganese	ND	EPA 200.8	0.0008 mg/L	0.05	5/24/23	QC65182	MBN
Mercury	ND	EPA 200.8	0.0001 mg/L	0.002	5/24/23	QC65182	MBN
Selenium	0.0018 mg/L	EPA 200.8	0.0008 mg/L	0.05	5/24/23	QC65182	MBN
Silver	ND	EPA 200.8	0.0005 mg/L	0.1	5/24/23	QC65182	MBN
Thallium	ND	EPA 200.8	0.0002 mg/L	0.002	5/24/23	QC65182	MBN
Zinc	0.061 mg/L	EPA 200.8	0.001 mg/L	5	5/24/23	QC65182	MBN

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## Analytical Results

**TASK NO: 230522035**

**Report To:** Julia M. Murphy

**Company:** Groundwater Investigations LLC  
11590 Black Forest Road, Suite 15  
Colorado Springs CO 80908

**Bill To:** Julia M. Murphy

**Company:** Groundwater Investigations LLC  
11590 Black Forest Road, Suite 15  
Colorado Springs CO 80908

**Task No.:** 230522035  
**Client PO:**  
**Client Project:** New Breed Ranch Subdivision

**Date Received:** 5/22/23  
**Date Reported:** 6/2/23  
**Matrix:** Water - Drinking

**Customer Sample ID** NBR522  
**Sample Date/Time:** 5/22/23 9:30 AM  
**Lab Number:** 230522035-01

Test	Result	Method	RL	Date Analyzed	QC Batch ID	Analyzed By
Bicarbonate	102.2 mg/L as CaCO <sub>3</sub>	SM 2320-B	0.2 mg/L as CaCO <sub>3</sub>	5/24/23	-	DN
Calcium as CaCO <sub>3</sub>	0.7 mg/L	EPA 200.7	0.1 mg/L	5/24/23	-	MAT
Carbonate	ND	SM 2320-B	0.2 mg/L as CaCO <sub>3</sub>	5/24/23	-	DN
Hydroxide	ND	SM 2320-B	0.2 mg/L as CaCO <sub>3</sub>	5/24/23	-	DN
Langelier Index	-2.95 units	SM 2330-B	units	5/31/23	-	SAN
pH	7.01 units	SM 4500-H-B	0.01 units	5/23/23	-	TAB
Temperature	20 °C	SM 4500-H-B	1 °C	5/23/23	-	TAB
Total Alkalinity	102.2 mg/L as CaCO <sub>3</sub>	SM 2320-B	4.0 mg/L as CaCO <sub>3</sub>	5/24/23	QC65190	DN
Total Dissolved Solids	316 mg/L	SM 2540-C	5 mg/L	5/25/23	QC65219	ISG

**Abbreviations/ References:**

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ug/L = Micrograms Per Liter or PPB  
mpn/100 mls = Most Probable Number Index/ 100 mls  
Date Analyzed = Date Test Completed

(d) RPD acceptable due to low duplicate and sample concentrations.  
(s) Spike amount low relative to the sample amount.  
ND = Not Detected at Reporting Limit.

Report To: Julia M. Murphy  
Company: Groundwater Investigations LLC

Receive Date: 5/22/23  
Project Name: New Breed Ranch Subdivision

Test	QC Batch ID	QC Type	Result	Method	Prep Date
Total Alkalinity	QC65190	Blank	ND	SM 2320-B	5/24/23
Total Dissolved Solids	QC65219	Blank	ND	SM 2540-C	5/24/23

Test	QC Batch ID	QC Type	Limits	% Rec	RPD	Method
Total Alkalinity	QC65190	Duplicate	0 - 20	-	2.5	SM 2320-B
		LCS	90 - 110	103.8	-	
		LCS-2	90 - 110	107.2	-	
Total Dissolved Solids	QC65219	Duplicate	0 - 20	-	6.8	SM 2540-C
		LCS	85 - 115	106.0	-	

All analyses were performed in accordance with approved methods under the latest revision to 40 CFR Part 136 unless otherwise identified. Based on my inquiry of the person or persons directly responsible for analyzing the wastewater samples and generating the report (s), the analyses, report, and information submitted are, to the best of my knowledge and belief, true, accurate, and complete.



DATA APPROVED FOR RELEASE BY

Abbreviations/ References:

RL = Reporting Limit = Minimum Level  
mg/L = Milligrams Per Liter or PPM  
ug/L = Micrograms Per Liter or PPB  
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Date Analyzed = Date Test Completed

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ND = Not Detected at Reporting Limit.

**Analytical Results**

**TASK NO: 230522035**

**Report To:** Julia M. Murphy  
**Company:** Groundwater Investigations LLC  
11590 Black Forest Road, Suite 15  
Colorado Springs CO 80908

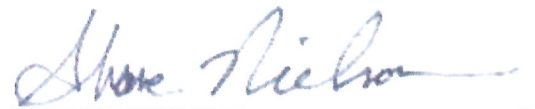
**Bill To:** Julia M. Murphy  
**Company:** Groundwater Investigations LLC  
11590 Black Forest Road, Suite 15  
Colorado Springs CO 80908

<b>Task No.:</b> 230522035	<b>Date Received:</b> 5/22/23
<b>Client PO:</b>	<b>Date Reported:</b> 6/2/23
<b>Client Project:</b> New Breed Ranch Subdivision	<b>Matrix:</b> Water - Drinking

Lab Number	Customer Sample ID	Sample Date/Time	Test	Result	Method	Date Analyzed
230522035-01C	NBR522	5/22/23 9:30 AM	Total Coliform	Absent	SM 9223	5/23/23
			E-Coli	Absent	SM 9223	5/23/23

**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



<b>Report To Information</b>	<b>Bill To Information (if different from report to)</b>	<b>Project Information</b>
Company Name: <u>CLWF</u>	Company Name: _____	PWSID: _____
Contact Name: <u>Jessica Murphy</u>	Contact Name: _____	System Name: _____
Address: <u>7660 Goodland St #920</u>	Address: _____	Compliance Samples: Yes <input type="checkbox"/> No <input type="checkbox"/>
City: <u>Colo Spg</u> State: <u>CO</u> Zip: <u>80920</u>	City: _____ State: _____ Zip: _____	Send Results to CDPHE: Yes <input type="checkbox"/> No <input type="checkbox"/>
Phone: <u>719 328 1805</u>	Phone: _____	Task Number (Lab Use Or)  <b>CAL Task</b>  <b>230522035</b>  <b>NAB</b>
Email: <u>jmurphy@clwf.com</u>	Email: _____	
Sample Collector: <u>JM</u>		
Sample Collector Phone: <u>719-328-1805</u>	PO Number: _____	

**Commerce City Lab**  
10411 Heinz Way  
Commerce City CO 80640

**Lakewood Service Center**  
610 Garrison Street, Unit E  
Lakewood CO 80215

Phone: 303-659-2313

[www.coloradolab.com](http://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 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		
<u>5/22/23</u>	<u>09:30</u>	<u>NBR 522</u>																													
<b>Instructions:</b> <u>QB023030042 + VOCs</u>										<b>C/S Info:</b>										<b>Seals Present</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <b>Headspace</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>											
<b>Relinquished By:</b> <u>[Signature]</u>		<b>Date/Time:</b> <u>5/22/23</u> <u>12:10 PM</u>		<b>Received By:</b> <u>[Signature]</u>		<b>Date/Time:</b> <u>5/22/23</u>		<b>Delivered Via:</b> <u>HD</u>		<b>C/S Charge:</b> <u>NO</u>		<b>Temp. °C/Ice:</b> <u>12.1</u>		<b>Sample Pres. Yes</b> <input type="checkbox"/> <b>NO</b> <input checked="" type="checkbox"/>		<b>Relinquished By:</b>		<b>Date/Time:</b>		<b>Received By:</b>		<b>Date/Time:</b>		<b>Relinquished By:</b>		<b>Date/Time:</b>		<b>Received By:</b>		<b>Date/Time:</b>	



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

Lab Control ID: 23H01944  
Received: May 23, 2023  
Reported: Jul 17, 2023  
Purchase Order No.  
None Received

Customer ID: 20040H  
Account ID: Z01034

Rebecca Manzanares  
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: Roxanne Sullivan  
Roxanne Sullivan  
Analytical Laboratories Director



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

Lab Control ID: 23H01944  
 Received: May 23, 2023  
 Reported: Jul 17, 2023  
 Purchase Order No.  
 None Received

Customer ID: 20040H  
 Account ID: Z01034

**ANALYTICAL REPORT**

**Rebecca Manzanares**  
 Colorado Analytical Laboratories, Inc.

<b>Lab Sample ID</b>			23H01944-001					
<b>Customer Sample ID</b>			230522046-01 - New Breed Ranch Subdivision - NBR522 sampled on 05/22/23 @ 0930					
			Precision*			Detection		
<b>Parameter</b>	<b>Units</b>	<b>Code</b>	<b>Result</b>	<b>+/-</b>	<b>Limit</b>	<b>Method</b>	<b>Analysis Date / Time</b>	<b>Analyst</b>
Gross Alpha	pCi/L	T	<0.1	2.0	0.1	SM 7110 B	6/26/23 @ 1431	KT
Gross Beta	pCi/L	T	<2.5	2.4	2.5	SM 7110 B	6/26/23 @ 1431	KT
Radium-226	pCi/L	T	NR	-	-	SM 7500-Ra B	-	-
Radium-228	pCi/L	T	NR	-	-	EPA pg.19	-	-

Gross alpha analysis was changed to gross alpha beta per client request.

NR - Not Requested - Analysis not requested on this sample.

Certification ID's: CO/EPA CO00008

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

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



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

Lab Control ID: 23H01944  
 Received: May 23, 2023  
 Reported: Jul 17, 2023  
 Purchase Order No.  
 None Received

Customer ID: 20040H  
 Account ID: Z01034

**ANALYTICAL REPORT**

**Rebecca Manzanares**  
 Colorado Analytical Laboratories, Inc.

<b>Lab Sample ID</b>			23H01944-002					
<b>Customer Sample ID</b>			230522046-01A - New Breed Ranch Subdivision - NBR522 sampled on 05/22/23 @ 0930					
			Precision*			Detection		
<b>Parameter</b>	<b>Units</b>	<b>Code</b>	<b>Result</b>	<b>+/-</b>	<b>Limit</b>	<b>Method</b>	<b>Analysis Date / Time</b>	<b>Analyst</b>
Gross Alpha	pCi/L	T	NR	-	-	SM 7110 B	-	-
Gross Beta	pCi/L	T	NR	-	-	SM 7110 B	-	-
Radium-226	pCi/L	T	1.1	0.4	0.2	SM 7500-Ra B	7/5/23 @ 1247	KT
Radium-228	pCi/L	T	0.9	0.7	0.2	EPA pg.19	7/10/23 @ 0951	JR

Gross alpha analysis was changed to gross alpha beta per client request.

NR - Not Requested - Analysis not requested on this sample.

Certification ID's: CO/EPA CO00008

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

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



23401944

Ship To: Hazen Research

Preserved: Y (N)

HNO3 Lot #: NA

Date Preserved: NA

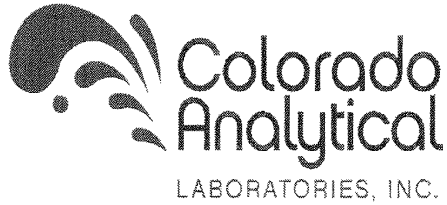
<b>Report To Information</b> Company Name: <u>Colorado Analytical Laboratory</u> Report To: <u>Stuart Nielson</u> E-Mail: <u>stuartnielson@coloradolab.com</u>	<b>Bill To Information (if different from report to)</b>	<b>Project Name</b> <u>New Breed Ranch Subdivision</u>
<b>Address:</b> <u>10411 Heinz Way</u> <u>Commerce City, CO 80640</u> Phone: <u>303-659-2313</u>	<b>Address:</b> CAL TASK 230522046 NAB	Compliance Samples: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Submit Data to CDPHE: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Tests Requested**

Sample Date/Time	Sample ID	Matrix	Radium 226 (Sub)	Gross Alpha/Beta (Sub)	Radium 228 (Sub)	Container Type
5/22/23 9:30 AM	230522046-01 - NBR522	Water - Drinking		X		1L - Unpreserved
5/22/23 9:30 AM	230522046-01A - NBR522	Water - Drinking	X	X		4 - 1L - Unpreserved

Comment:

Relinquished by: <u>[Signature]</u> (Signature)	Date: Time: <u>5/23/23 1030</u>	Received by: <u>[Signature]</u> (Signature)	Date: Time:	Relinquished by: <u>[Signature]</u> (Signature)	Date: Time:	Received by: <u>[Signature]</u> (Signature)	Date: Time:
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23HØ1944

Ship To: Hazen Research  
 Preserved: Y / (N)  
 HNO3 Lot #: NA  
 Date Preserved: NA

<b>Report To Information</b> Company Name: <u>Colorado Analytical Laboratory</u> Report To: <u>Stuart Nielson</u> E-Mail: <u>stuartnielson@coloradolab.com</u>	<b>Bill To Information (If different from report to)</b>	<b>Project Name</b> <u>New Breed Ranch Subdivision</u>
<b>Address:</b> <u>10411 Heinz Way</u> <u>Commerce City, CO 80640</u> Phone: <u>303-659-2313</u>	<b>Address:</b> CAL TASK 230522046 NAB	Compliance Samples: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Submit Data to CDPHE: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Tests Requested

Sample Date/Time	Sample ID	Matrix	Radium 226 (Sub)	Gross Alpha (Sub)	Radium 228 (Sub)	Container Type
5/22/23 9:30 AM	230522046-01 - NBR522	Water - Drinking		X		1L - Unpreserved
5/22/23 9:30 AM	230522046-01A - NBR522	Water - Drinking	X	X		4 - 1L - Unpreserved

Comment:

*Preservation on 5/24/2020*  
*All Preserved TB 5/23/23 13:20*

Relinquished by: (Signature) <i>[Signature]</i> Date: Time: <u>5/23/23</u> <u>1030</u>	Received by: (Signature) _____ Date: Time: _____	Relinquished by: (Signature) _____ Date: Time: _____	Received by: (Signature) <i>[Signature]</i> Date: Time: <u>RECEIVED MAY 23 2023 1245</u>
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