



WATER RESOURCES REPORT

ELK VIEW ESTATES

Old Ranch Road,
Colorado Springs, CO 80908

PREPARED FOR:
Elk Ridge Developments, LLC
10548 Odin Dr.
Colorado Springs, CO 80924

PREPARED BY:
Galloway & Company, Inc.
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920

DATE:
August 2026



I. **INTRODUCTION**

1. **General:**

This report is being prepared as the Water Resources Report associated with the **Elk View Estates** development located on Old Ranch Road, El Paso County, Colorado, approximately 1,600 feet west of Milam Rd./Union Blvd. A Vicinity Map outlining the location of the project is included in **Appendix A** of this report.

2. **Project Description:**

This property is located directly north of Old Ranch Road and directly east of a private road known as Studebaker (approximately 0.7 miles east of Howells Rd and 0.3 miles west of Milam Rd./Union Blvd.). The property is currently a vacant 17.05-acre parcel zoned RR-2.5 (Rezone approved October 9, 2025) and is identified with the El Paso County Assessor with Schedule Number 6223000044. The parcel is situated in the SW1/4SE1/4 of Section 23, Township 12 South, Range 66 West of the 6th P.M. The legal description is included below. The adjacent properties consist of unplatted residential parcels ranging from 1-acre to 20-acres in size with most being 2.5-5 acres. The existing conditions of this parcel and the adjacent parcels are largely native with the residences and related access being the only significant improvements. The existing topography of this parcel gradually slopes from the north to the south and west with stormwater runoff discharging from the site in the southwest corner. The parcel is located within a Zone X Floodplain designation as defined in FEMA FIRM number 08041C0526G with an effective date of 12/07/2018.

The proposed project consists of creating six residential parcels ranging from 2.5-acres to 4.6 acres in size. Included with the proposed development is a common private road along the east side of the project terminating with a cul-de-sac in the north central area for the project. The full 17.05-acres will be divided into residential parcels and applicable easements will be included for access. The six residential parcels will be serviced with individual wells and On-Site Wastewater Treatment Systems.

For additional reference, The Legal Description of the site is (as provided by Rocky Mountain Land Services):

Parcel A:

The east half of the southeast quarter of the southwest quarter of the southeast quarter, except the south 30 feet thereof, and the southwest quarter of the southeast quarter of the southwest quarter of the southeast quarter, except the south 30 feet thereof, all in Section 23, Township 12 South, Range 66 West of the 6th P.M., El Paso County, Colorado.

Parcel B:

The northeast quarter of the southwest quarter of the southeast quarter of Section 23, Township 12 South, Range 66 West of the 6th P.M., El Paso County, Colorado.

3. Purpose and Scope:

The purpose of this report is to evaluate the use of the existing and proposed wells to supply the water necessary for this development. This report is supplemental to the Final Plat Application for the project referenced above.

II. WATER SUPPLY

The proposed subdivision will be fully supplied by individual wells, respective to each lot. Currently, there are no municipal or public water supply systems in the vicinity of the project site.

1. Adjudicated Water Rights

Water supply for the proposed Elk View Estates development is provided through adjudicated Denver Basin groundwater rights pursuant to the Water Court decree in Case No. 25CW3026, dated December 4, 2025. The recorded water decree (12/04/2025) is included in **Appendix B**. The decree quantifies groundwater underlying approximately 17.05 acres and authorizes use of water from the Dawson, Denver, Arapahoe, and Laramie-Fox Hills aquifers.

Aquifer	Classification	Total Volume (AF)	Avg. Annual (100-yr)
Dawson	Not-Nontributary	392	3.92 AF/yr
Denver	Not-Nontributary	1,014	10.14 AF/yr
Arapahoe	Not-Nontributary	812	8.12 AF/yr
Laramie-Fox Hills	Nontributary	486	4.86 AF/yr

The decree lists the uses as a combination of domestic, irrigation, domestic animal and stock watering, agricultural, commercial, fire protection, and also for storage and augmentation purposes associated with such uses. While these uses are listed in the decree, it is intended that the uses will largely be focused on typical domestic uses with minimal irrigation. Fire storage is addressed with a common cistern for the development, detached and isolated from any of the proposed wells.

2. Existing Wells

There is currently a single permitted well within the project boundary. The well permit number with the Colorado Division of Water Resources is No. 324442. According to the recorded decree, this well has not been construction pursuant to the permit number and will either expire or be re-permitted.

3. Proposed Wells

The subdivision plan is for each lot to have an individual well. The decree authorizes construction of up to six (6) non-exempt wells (referred to as the “Elk Ridge Wells”) to withdraw groundwater from the Denver aquifer. The proposed wells will withdraw from the Denver aquifer.

- The proposed wells are restricted to 0.26 AF/year/well (1.56 AF/yr collectively)
- 1.56 AF/yr equates to 468 AF for the 300 yr lifetime.
- Maximum pump rate of 100 gpm/well

4. Depletions

The recorded decree indicates the withdrawals from the Denver aquifer will result in stream depletions that must be replaced in accordance with State law and the decreed plan for augmentation. The decree establishes the depletion obligation that 4% of the annual withdrawal must be replaced for Denver aquifer pumping. This equates to 0.06 acre-feet per year at full buildout.

5. Augmentation

A court approved augmentation plan is included in the recorded decree. During active pumping, depletions are replaced by return flows from non-evaporative septic systems, as described below:

- Indoor water use is estimated at 0.2 AF/year per lot (1.2 AF/year total)
- Approximately 90% of indoor use returns to the stream system via septic systems
- 1.08 AF/year returned to the system

Additionally, post-pumping is addressed by reserving the entirety of the nontributary Laramie-Fox Hills right (486 ac-ft). After permitted consumption, the nontributary right is sufficient to replace post-pumping depletions of 468 ac-ft from the Denver aquifer over 300 year.

6. Water Quality

There is no existing well available within this property to obtain water quality samples. Respec sampled an existing well approximately 0.5 miles to the west of this development property, located at 4050 Old Ranch Road. The well is permitted under Permit No. 8470-A. The sample was collected on June 3, 2025. Per the Respec report, the raw water sampled in the representative Denver Well was found to have a low LI in the range between -2.0 and

-3.0, which can indicate corrosiveness. All other constituents were found to be below respective primary and secondary drinking standards.

As a result, it is recommended that each new well complete similar testing to determine appropriate treatment specific to that well and residence. In general, based on the Respec test of the nearby well, it is recommended that PEX piping be utilized for residential water plumbing. As indicated in the Respec report, there does not appear to be any concern in utilizing the underlying Denver Aquifer for this proposed development. The report from Respec is included in **Appendix C**.

III. CONCLUSIONS

The proposed 17.2 acre, 6 lot subdivision does not have access to public water system to service the development. The subdivision plans to use individual wells as its water supply. The applicant has secured water rights, represented by the included decree. The recorded decree allows for 6 individual domestic wells and shows sufficient water supply to meet the 300-year criteria.

As a whole, the proposed Elk View Estates development has access to sufficient water supply to support needs of proposed development and the individual wells.

APPENDIX A





ELK VIEW ESTATES
-
OLD RANCH ROAD
-
VICINITY MAP

Project No:	ERD01
Drawn By:	SBN
Checked By:	JAO
Date:	06/2025

Galloway

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APPENDIX B



DISTRICT COURT, WATER DIVISION 2, STATE OF COLORADO Court Address: 501 North Elizabeth Street, Suite 116 Pueblo, CO 81003 Phone Number: (719) 404-8832	DATE FILED December 4, 2025 7:49 AM CASE NUMBER: 2025CW3026
CONCERNING THE APPLICATION FOR WATER RIGHTS OF: ELK RIDGE DEVELOPMENTS, LLC IN EL PASO COUNTY, CO	▲ COURT USE ONLY ▲ Case No.: 25CW3026 Ctrm.:
FINDINGS OF FACT, CONCLUSIONS OF LAW, RULING OF REFEREE, AND DECREE OF WATER COURT: ADJUDICATING DENVER BASIN GROUNDWATER AND APPROVING PLAN FOR AUGMENTATION	

THIS MATTER comes before the Water Court on the Application filed by Elk Ridge Developments, LLC. Having reviewed said Application and other pleadings on file, and being fully advised on this matter, the Water Court makes the following findings and orders:

FINDINGS OF FACT

1. The applicant in this case is Elk Ridge Developments, LLC ("Applicant"). Applicant's address is 10548 Odin Drive, Colorado Springs, Colorado 80924. The Applicant is the owner of the land totaling approximately 17.05 acres on which the structures sought to be adjudicated and augmented herein will be located, and under which lies the Denver Basin groundwater described in this decree, and is the owner of the place of use where the water will be put to beneficial use, except for any potential off-property uses as described in Paragraph 16.

2. The Applicant filed the application with the Division 2 Water Court on May 30, 2025. The Applicant filed an amended application on June 4, 2025 to correct a typo and include additional location information. Together the application and amended application are referred to herein as the "Application." The Application was referred to the Water Referee in Division 2 on May 20, 2025.

3. The time for filing statements of opposition to the Application expired on the last day of July, 2025. No statements of opposition were filed in this matter.

4. Applicant filed a Proof of Notice to Lienholder in this matter on July 21, 2025, in compliance with the notice requirement of C.R.S. §§ 37-92-302(2)(b) and 37-90-

137(4)(b.5)(I).

5. The Clerk of this Court has caused publication of the Application filed in this matter as provided by statute and the publication costs have been paid. On June 16, 2025, proof of publication in *The Colorado Springs Gazette* was filed with the Division 2 Water Court. All notices of the Application have been given in the manner required by law.

6. Pursuant to C.R.S. § 37-92-302(2), the Office of the State Engineer prepared Determination of Facts for each Denver Basin aquifer and filed such with this Court on August 14, 2025, which have been considered by the Water Court in the entry of this decree.

7. Pursuant to C.R.S. § 37-92-302(4), the Office of the Division Engineer for Water Division No. 2 filed its Consultation Report on September 19, 2025, and a response to the Consultation Report was not required by the Water Court. The Consultation Report has been considered by the Water Court in the entry of this decree.

8. The Water Court has jurisdiction over the subject matter of these proceedings and over all who have standing to appear as parties whether they have appeared or not. The land and water rights involved in this case are not within a designated groundwater basin.

GROUNDWATER RIGHTS

9. The Application requested quantification and adjudication of vested underground water rights from the Denver Basin aquifers underlying the Applicant's property described in Paragraph 12, below, and use of the Elk Ridge Wells for withdrawal of Applicant's full entitlement of supply from the Denver aquifer under the plan for augmentation decreed herein. Applicant also requested quantification and adjudication of vested underground water rights and uses from the Dawson, Arapahoe, and Laramie-Fox Hills aquifers underlying the Applicant's property. The following findings are made with respect to such underground water rights and use of wells on the Applicant's property.

10. The land overlying the groundwater subject to the adjudication in this case is owned by the Applicant and consists of approximately 17.05 acres listed under current El Paso County Schedule Number 6223000044 and is specifically described as the E1/2 of the SE1/4 of the SW1/4 of the SE1/4 except the South 30 feet, the SW1/4 of the SE1/4 of the SW1/4 of the SE1/4 except for the South 30 feet, and the NE1/4 of the SW1/4 of the SE1/4 of Section 23, Township 12 South, Range 66 West of the 6th P.M., El Paso County, Colorado and shown on the attached **Exhibit A** ("Applicant's Property"). All groundwater adjudicated herein shall be withdrawn from the overlying land unless there

is a further order of this Court allowing otherwise following the filing of a new Water Court application.

11. Proposed Wells: Subject to the requirements of this decree, Applicant is awarded the vested right to use up to six wells, along with any replacement or supplemental wells associated with said structures for the extraction and use of groundwater from the not-nontributary Denver aquifer, pursuant to the plan for augmentation decreed herein ("Elk Ridge Wells"). Upon entry of this decree and submittal by the Applicant of a complete well permit application and filing fee, the State Engineer shall issue well permits for the Elk Ridge Wells, pursuant to C.R.S. § 37-90-137(4), consistent with and referencing the plan for augmentation decreed herein. There is currently an exempt well permit issued for the Applicant's Property under Division of Water Resources Permit No. 324442. Such well has not been constructed and will not be constructed pursuant to permit number. Applicant will either allow the issued permit to expire or re-permit the well to operate pursuant to the plan for augmentation set forth herein.

12. Of the statutorily described Denver Basin aquifers, the Dawson, Denver, Arapahoe, and Laramie-Fox Hills aquifers all exist beneath the Applicant's Property. The Dawson, Denver, and Arapahoe aquifers underlying the Applicant's Property contain not-nontributary groundwater, while the Laramie-Fox Hills aquifer groundwater underlying the Applicant's Property is nontributary. The quantity of water in the Denver Basin aquifers, exclusive of artificial recharge, underlying the Applicant's Property is as follows:

Aquifer	Net Sand (ft)	Total Withdrawal (Acre-Feet)	Annual Average Withdrawal Over 100 Years (Acre-Feet)	Annual Average Withdrawal Over 300 Years (Acre-Feet)
Dawson (NNT)	115	392	3.92	N/A
Denver (NNT)	350	1,014	10.14	3.38
Arapahoe (NNT)	280	812	8.12	N/A
Laramie-Fox Hills (NT)	190	486	4.86	1.62

13. Pursuant to C.R.S. § 37-90-137(9)(c.5), the augmentation requirements for wells in the Dawson aquifer requires the replacement to the affected stream systems of actual stream depletions on an annual basis. The augmentation requirements for the Denver and Arapahoe aquifers requires the replacement of four percent (4%) of the water withdrawn annually. Applicant shall not be entitled to construct a non-exempt well or use water from the not-nontributary Dawson, Denver, or Arapahoe aquifers except pursuant to an approved augmentation plan in accordance with C.R.S. § 37-90-137(9)(c.5),

including as decreed herein as concerns the Denver aquifer.

14. Subject to the augmentation requirements described in Paragraphs 13 and 20 and the other requirements and limitations in this decree, Applicant shall be entitled to withdraw all legally available groundwater in the Denver Basin aquifers underlying Applicant's Property. Said amounts may be withdrawn over the 100-year life for the aquifers as set forth in C.R.S. § 37-90-137(4), or withdrawn over a longer period of time based upon local governmental regulations or Applicant's water needs, provided withdrawals during such longer period are in compliance with the total amounts available to Applicant as decreed herein and the augmentation requirements of this decree. The average annual amounts of groundwater available for withdrawal from the underlying Denver Basin aquifers, based upon 100-year and 300-year aquifer life calculations, are determined and set forth above, based upon the August 14, 2025, Office of the State Engineer Determination of Facts, described in Paragraph 6.

15. Applicant shall be entitled to withdraw an amount of groundwater in excess of the average annual amount decreed herein from the Denver Basin aquifers underlying Applicant's Property, so long as the sum of the total withdrawals from wells in each of the aquifers does not exceed the product of the number of years since the date of issuance of the original well permit or the date of entry of the decree herein, whichever comes first, and the average annual volume of water that Applicant is entitled to withdraw from each of the aquifers underlying Applicant's Property, subject to the requirement that such banking and excess withdrawals do not violate the terms and conditions of the plan for augmentation decreed herein and any other plan for augmentation decreed by the Court that authorizes withdrawal of the Denver Basin groundwater decreed herein.

16. Subject to the terms and conditions in the plan for augmentation decreed herein and final approval by the State Engineer's Office pursuant to the issuance of well permits in accordance with C.R.S. §§ 37-90-137(4) or 37-90-137(10), Applicant shall have the right to use the ground water from the Dawson, Denver, Arapahoe, and Laramie-Fox Hills aquifers for beneficial uses upon the Applicant's Property consisting of domestic, irrigation, domestic animal and stock watering, agricultural, commercial, fire protection, and also for storage and augmentation purposes associated with such uses. The amount of groundwater decreed for such uses upon the Applicant's Property is reasonable as such uses are to be made for the long-term use and enjoyment of the Applicant's Property and are to establish and provide for adequate water reserves. The nontributary groundwater may be used, reused, and successively used to extinction, both on and off the Applicant's Property subject, however, to the limitations imposed on the use of the Laramie-Fox Hills aquifer groundwater by this decree and the requirement under C.R.S. § 37-90-137(9)(b) that no more than 98% of the amount withdrawn annually shall be consumed. Applicant may use such water by immediate application or by storage and subsequent application to the beneficial uses and purposes stated herein. Provided however, as set forth above, Applicant shall only be entitled to construct a non-exempt

well and use water from the not-nontributary Dawson, Denver, or Arapahoe aquifers pursuant to a decreed augmentation plan entered by the Court, including the plan for augmentation decreed herein for the Denver aquifer.

17. Applicant has waived the 600-foot well spacing requirement for wells to be constructed upon the Applicant's Property. Pumping from Elk Ridge Wells or any other wells constructed to the Dawson, Denver, Arapahoe, or Laramie-Fox Hills aquifers will not exceed 100 g.p.m., though actual pumping rates for these wells will vary according to aquifer conditions and well production capabilities. Subject to this maximum pumping rate, the Applicant may withdraw groundwater from the Elk Ridge Wells at rates of flow necessary to withdraw the entire amounts decreed herein. The actual depth of each well to be constructed within the respective aquifers will be determined by topography and actual aquifer conditions.

18. Withdrawals of groundwater available from the nontributary Laramie-Fox Hills aquifer beneath the Applicant's Property in the amounts determined in accordance with the provisions of this decree will not result in injury to any other vested water rights or to any other owners or users of water.

PLAN FOR AUGMENTATION

19. Pursuant to C.R.S. § 37-90-137(9)(c.5), the augmentation obligation for the Elk Ridge Wells requires replacement of four percent (4%) of the amount of water withdrawn on an annual basis, and such additional amounts as may be required pursuant to C.R.S. § 37-90-137(9)(c.5). The water to be used for augmentation during pumping is the non-evaporative septic system return flows of the not-nontributary Elk Ridge Wells to be pumped as set forth in this plan for augmentation. The water to be used for augmentation of depletions following the pumping period described in this decree is the reserved portion of Applicant's nontributary water rights in the Laramie-Fox Hills aquifer as described in Paragraph 19.D. Applicant shall provide for the augmentation of stream depletions caused by pumping Denver aquifer water from the Elk Ridge Well. Water use criteria are determined as follows:

A. Use: The Elk Ridge Wells will each pump a maximum total of 0.26 acre-feet of water from the Denver aquifer annually (collectively 1.56 annual acre-feet) during the pumping period (468 acre-feet total) pursuant to the plan for augmentation authorized by this decree. Such use shall be a combination of domestic, irrigation, domestic animal and stock watering, agricultural, commercial, fire protection, and also for storage and augmentation purposes associated with such uses.

B. Depletions: Pumping from the Denver aquifer will require replacement of four percent (4%) of the amount of water withdrawn on an annual basis over the 300-year pumping period. Four percent (4%) of the annual pumping amounts to

0.06 acre-feet of required annual replacement. Should Applicant's pumping be less than the 1.56 annual acre-feet described herein, resulting depletions and required replacements will be correspondingly reduced.

C. Augmentation of Depletions During Pumping Life of Well: Pursuant to C.R.S. § 37-90-137(9)(c.5), Applicant is required to replace four percent (4%) of the amount of water withdrawn on an annual basis. The annual consumptive use for non-evaporative septic systems is estimated at 10% per year. At an indoor use rate of 0.2 acre-feet per lot for a combined total of 1.2 acre-feet per year for the six lots, 1.08 acre-feet is replaced to the stream system per year, utilizing non-evaporative septic systems. These calculations of non-evaporative septic system return flows from indoor use show that depletions that result from pumping the annual amounts described in Paragraphs 19. A. and B. will be adequately replaced during the pumping period for the Elk Ridge Wells under the plan for augmentation. Applicant has shown that, provided water is delivered for indoor use and treated as required by this decree, depletions during pumping will be effectively replaced by indoor use return flows from non-evaporative septic systems.

D. Augmentation of Post Pumping Depletions: This plan for augmentation shall have a pumping period of 300 years. For the replacement of any post-pumping depletions which may be associated with the use of the Elk Ridge Wells, Applicant shall reserve the entirety of the nontributary Laramie-Fox Hills decreed herein (486 acre-feet). The amount of nontributary Laramie-Fox Hills aquifer groundwater reserved may be reduced as may be determined through this Court's retained jurisdiction as described in this decree. If the Court, by order, reduces the Applicant's obligation to account for and replace such post-pumping depletions for any reason, it may also reduce the amount of Laramie-Fox Hills aquifer groundwater reserved for such purposes, as described herein. Applicant also reserves the right to substitute other legally available augmentation sources for such post-pumping depletions upon further approval of the Court under its retained jurisdiction. Even though this reservation is made, under the Court's retained jurisdiction, Applicant reserves the right in the future to prove that post-pumping depletions will be noninjurious. Applicant plans to pump an absolute total amount of 468 acre-feet of not-nontributary groundwater from the Denver aquifer. Pursuant to C.R.S. § 37-90-137(9)(b), no more than 98% of water withdrawn annually from a nontributary aquifer shall be consumed. Of the reserved nontributary groundwater available for post-pumping depletions, there is 476.28 acre-feet from the Laramie-Fox Hills aquifer available for post-pumping augmentation water, which will be sufficient to replace post-pumping depletions from pumping a total of 468 acre-feet from the Denver aquifer over 300 years.

E. Permit: Upon entry of a decree in this case, the Applicant will be entitled to apply for and receive well permits for the Elk Ridge Wells, for the uses in accordance with this decree and otherwise in compliance with C.R.S. § 37-90-137.

20. This decree, upon recording, shall constitute a covenant running with Applicant's Property, benefitting and burdening said land, and requiring construction of well(s) to the nontributary Laramie-Fox Hills aquifer and pumping of water to replace post-pumping depletions under this decree. Subject to the requirements of this decree, in order to determine the amount and timing of post-pumping replacement obligations under this augmentation plan, Applicant or its successors shall use information commonly used by the Colorado Division of Water Resources for augmentation plans of this type at the time the post-pumping obligation commences. Pursuant to this covenant, the water from the nontributary Laramie-Fox Hills aquifer reserved herein may not be severed in ownership from the Applicant's Property. This covenant shall be for the benefit of, and enforceable by, third parties owning vested water rights who would be injured by the failure to provide for the replacement of post-pumping depletions under the decree, and shall be specifically enforceable by such third parties against the owner of the Applicant's Property.

21. Applicant or its successors shall be required to initiate pumping from the Laramie-Fox Hills aquifer for the replacement of post-pumping depletions when either: (i) the absolute total amount of water available from the Denver aquifer allowed to be withdrawn under the plan for augmentation decreed herein (468 acre-feet) has been pumped; (ii) the Applicant or its successors in interest have acknowledged in writing that all withdrawals for beneficial use through any of the Elk Ridge Wells have permanently ceased; (iii) a period of 10 consecutive years where no withdrawals of groundwater from any of the Elk Ridge Wells has occurred; or (iv) accounting shows that recharge accretions from the use of the water being withdrawn are insufficient to replace depletions caused by the withdrawals that already occurred.

22. Unless modified by the Court under its retained jurisdiction, Applicant and its successors shall be responsible for accounting and replacement of post-pumping depletions as set forth herein. Should Applicant's obligation hereunder to account for and replace such post-pumping stream depletions be reduced or abrogated for any reason, Applicant may petition the Court to also modify or terminate the reservation of the portion of the Laramie-Fox Hills aquifer groundwater.

23. The term of this augmentation plan is for a minimum of 300 years, however, the length of the plan for a particular well or wells may be extended beyond such time provided the total plan pumping allocated to such well or wells is not exceeded. Should the actual operation of this augmentation plan depart from the planned diversions described in Paragraph 19.A. such that annual diversions are increased through banking or the duration of the plan is extended, Applicant must prepare and submit a revised model of stream depletions caused by the actual pumping or intended schedule. This analysis must utilize depletion modeling acceptable to the State Engineer, and to this Court, and must represent the water use under the plan for the entire term of the plan to date. The analysis must show that recharge accretions have equaled or exceeded stream

depletions throughout the pumping period and that reserved nontributary water remains sufficient to replace post-pumping depletions. The Applicant shall provide notice of the revised model submissions to the State Engineer, this Court, and the State Engineer will have thirty-five (35) days for review and comment about the revised modeling, upon which, the Applicant will be allowed thirty-five (35) days to respond to the comments of the State Engineer. After this notice and comment period, if the revised depletion modeling is acceptable to the State Engineer, this Court may give approval for the extension of this augmentation plan past the 300-year minimum.

24. Consideration has been given to the depletions from Applicant's use and proposed uses of water, in quantity, time, and location, together with the amount and timing of augmentation water that will be provided by the Applicant, and the existence, if any, of injury to any owner of or person entitled to use water under a vested water right.

25. It is determined that the timing, quantity, and location of replacement water under the protective terms in this decree are sufficient to protect the vested rights of other water users and eliminate injury thereto. The replacement water shall be of a quantity and quality so as to meet the requirements for which the water of senior appropriators has normally been used, and provided of such quality, such replacement water shall be accepted by the senior appropriators for substitution for water derived by the exercise of the Elk Ridge Wells. As a result of the operation of this plan for augmentation, the depletions from pumping the Elk Ridge Wells will not result in injury to the vested water rights of others.

CONCLUSIONS OF LAW

26. The Application for Adjudication of Denver Basin Groundwater and for Approval of Plan for Augmentation was filed with the Water Clerk for Water Division 2, pursuant to C.R.S. §§ 37-92-302(1)(a) and 37-90-137(9)(c.5).

27. The Applicant's request for adjudication of the groundwater rights is contemplated and authorized by law, and this Court has exclusive jurisdiction over these proceedings. C.R.S. §§ 37-92-302(1)(a), 37-92-203, and 37-92-305.

28. Subject to the terms of this decree, Applicant is entitled to the sole right to withdraw all the legally available water in the Denver Basin aquifers underlying the Applicant's Property as decreed herein, and the right to use that water to the exclusion of all others.

29. Applicant has complied with C.R.S. § 37-90-137(4), and the groundwater is legally available for withdrawal by the requested nontributary well(s), and legally available for withdrawal by the requested not-nontributary well(s) upon the entry of this decree approving a plan for augmentation pursuant to C.R.S. § 37-90-137(9)(c.5), and the

issuance of a well permit by the State Engineer's Office. Applicant is entitled to a decree from this Court confirming its rights to withdraw groundwater pursuant to C.R.S. § 37-90-137(4).

30. The Denver Basin water rights applied for in this case are not conditional water rights, but are vested water rights determined pursuant to C.R.S. § 37-90-137(4). No applications for diligence are required. The claims for nontributary and not-nontributary groundwater meet the requirements of Colorado Law.

31. The determination and quantification of the nontributary and not-nontributary groundwater rights in the Denver Basin aquifers as set forth herein is contemplated and authorized by law. C.R.S. §§ 37-90-137, and 37-92-302 through 37-92-305.

32. The Applicant's request for approval of a plan for augmentation is contemplated and authorized by law. If administered in accordance with this decree, this plan for augmentation will permit uninterrupted diversions from the Elk Ridge Wells without adversely affecting any other vested water rights in the Arkansas River or its tributaries and when curtailment would otherwise be required to meet a valid senior call for water. C.R.S. §§ 37-92-305(3), (5), and (8).

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED AS FOLLOWS:

33. All of the foregoing Findings of Fact and Conclusions of Law are incorporated herein by reference, and are considered to be a part of this decretal portion as though set forth in full.

34. The Amended Application for Adjudication of Denver Basin Groundwater and Plan for Augmentation filed by the Applicant is approved, subject to the terms of this decree.

A. Applicant is awarded a vested right to 392 acre-feet of groundwater from the not-nontributary Dawson aquifer underlying Applicant's Property, as quantified in Paragraph 12 or as modified by the Court under its retained jurisdiction. However, none of the not-nontributary Dawson aquifer groundwater vested and decreed shall be withdrawn for any purpose except pursuant to a separate court-approved plan for augmentation authorizing the pumping of such amount.

B. Applicant is awarded a vested right to 1,014 acre-feet of groundwater from the not-nontributary Denver aquifer underlying Applicant's Property, as quantified in Paragraph 12 or as modified by the Court under its retained jurisdiction. Of the total 1,014 acre-feet of Denver aquifer groundwater adjudicated herein, Applicant may pump a total of 468 acre-feet pursuant to the plan for augmentation decreed herein.

No portion of the remaining 546 acre-feet of Denver aquifer groundwater vested and decreed herein shall be withdrawn for any purpose except pursuant to a separate court-approved plan for augmentation authorizing pumping of such amount.

C. Applicant is awarded a vested right to 812 acre-feet of groundwater from the not-nontributary Arapahoe aquifer underlying Applicant's Property, as quantified in Paragraph 12 or as modified by the Court under its retained jurisdiction. However, none of the not-nontributary Arapahoe aquifer groundwater vested and decreed shall be withdrawn for any purpose except pursuant to a separate court-approved plan for augmentation authorizing the pumping of such amount.

D. Applicant is awarded a vested right to 486 acre-feet of groundwater from the nontributary Laramie-Fox Hills aquifer underlying Applicant's Property, as quantified in Paragraph 12 or as modified by the Court under its retained jurisdiction. Subject to the provisions of Rule 8 of the Denver Basin Rules, 2 CCR 402-6, limiting consumption to ninety-eight percent (98%) of the amount withdrawn, and the other terms and conditions of this decree, including the reservation of the entire 486 acre-feet awarded to be utilized only for replacement of post-pumping depletions under the plan for augmentation decreed herein, as described in Paragraph 19.D.

35. Applicant has furnished acceptable proof as to all claims and, therefore, the Application for Adjudication of Denver Basin Groundwater and Plan for Augmentation, filed by the Applicant, is granted and approved in accordance with the terms and conditions of this decree. Approval of this Application will not result in any injury to senior vested water rights.

36. Applicant shall comply with C.R.S. § 37-90-137(9)(b), requiring the relinquishment of the right to consume two percent (2%) of the amount of the nontributary groundwater withdrawn annually. Ninety-eight percent (98%) of the nontributary groundwater withdrawn annually may therefore be consumed. No plan for augmentation shall be required to provide for such relinquishment. Applicant shall be required to demonstrate to the State Engineer prior to the issuance of a well permit that no more than ninety-eight percent (98%) of the groundwater withdrawn annually will be consumed.

37. The Elk Ridge Wells shall be operated such that combined pumping from all wells does not exceed the annual (1.56 acre-feet) and total (468 acre-feet) pumping limits for the Denver aquifer as decreed herein, and is in accordance with the requirements of the plan for augmentation described herein. Consistent with Rule 11.A of the Statewide Nontributary Ground Water Rules, the Denver Basin groundwater decreed herein must be withdrawn from the "overlying land" as defined in Rule 4.A.8 of the Statewide Nontributary Ground Water Rules, and the Elk Ridge Wells shall be constructed on the overlying land. The State Engineer, the Division Engineer, and/or the Water Commissioner shall not curtail the diversion and use of water by the Elk Ridge

Wells so long as the return flows from the annual diversions associated with the Elk Ridge Wells accrue to the stream system pursuant to the conditions contained herein. To the extent that Applicant or one of its successors or assigns is ever unable to provide the replacement water required, then the Elk Ridge Wells shall not be entitled to operate under the protection of this plan, and shall be subject to administration and curtailment in accordance with the laws, rules, and regulations of the State of Colorado. Pursuant to C.R.S. § 37-92-305(8), the State Engineer shall curtail all out-of-priority diversions the depletions from which are not so replaced as to prevent injury to vested water rights. In order for this plan for augmentation to operate, accretions from the non-evaporative septic systems shall at all times during pumping be in an amount sufficient to replace the amount of stream depletions from pumping the Elk Ridge Wells and cannot be sold, leased, or otherwise used for any purpose inconsistent with the augmentation plan decreed herein. Applicant shall be required to have a well pumping from the Denver aquifer on the Applicant's Property, providing water to a non-evaporative septic system required under this decree, prior to pumping water from that same well for any of the other uses identified in Paragraphs 16 or 19.A.

38. The Court retains jurisdiction over this matter to make adjustments in the allowed average annual amount of withdrawal from the Denver Basin aquifers, either upwards or downwards, to conform to actual local aquifer characteristics, and the Applicant need not file a new application to request such adjustments. The retained jurisdiction described in this Paragraph 38 is applicable only to the quantities of water available underlying Applicant's Property, and does not affect or include the plan for augmentation decreed herein, the retained jurisdiction for which is described in Paragraph 39, below.

A. At such time as adequate data may be available, Applicant or the State Engineer may invoke the Court's retained jurisdiction as provided in this Paragraph 38 for purposes of making a final determination of water rights as to the quantities of water available and allowed average annual withdrawals from any of the Denver Basin aquifers quantified and adjudicated herein. Any person seeking to invoke the Court's retained jurisdiction for such purpose shall file a verified petition with the Court setting forth with particularity the factual basis for such final determination of Denver Basin water rights under this decree, together with the proposed decretal language to effect the petition. Within four months of the filing of such verified petition, the State Engineer's Office shall utilize such information as available to make a final determination of water rights finding, and shall provide such information to the Court, Applicant, and the petitioning party.

B. If no protest is filed with the Court to such findings by the State Engineer's Office within sixty-three (63) days, this Court shall incorporate by entry of an Amended Decree such "final determination of water rights," and the provisions of this Paragraph 38 concerning adjustments to the Denver Basin groundwater rights based upon local aquifer conditions shall no longer be applicable. In the event of a protest being

timely filed, or should the State Engineer's Office make no timely determination as provided in Paragraph 38.A., above, the "final determination of water rights" sought in the petition may be made by the Water Court after notice to all parties and following a full and fair hearing, including entry of an Amended Decree, if applicable in the Court's reasonable discretion.

39. Pursuant to C.R.S. § 37-92-304(6), this plan for augmentation decreed herein shall be subject to the reconsideration of this Court on the question of injury to vested water rights of others, for a period from the date of entry of this decree until five years following the date that Applicants begin operation of the plan for augmentation based on the subdivision of the Applicants' Property and withdrawal of water from the Elk Ridge Wells. Applicant shall file a notice with the Court confirming the start of operations under the plan for augmentation within thirty-five (35) days of the start date. Any person, within such period, may petition the Court to invoke its retained jurisdiction. Any person seeking to invoke the Court's retained jurisdiction shall file a verified petition with the Court setting forth with particularity the factual basis for requesting that the Court reconsider injury to petitioner's vested water rights associated with the operation of this decree, together with proposed decretal language to effect the petition. The party filing the petition shall have the burden of proof of going forward to establish a prima facie case based on the facts alleged in the petition. If the Court finds those facts are established, Applicants shall thereupon have the burden of proof to show: (i) that the petitioner is not injured, or (ii) that any modification sought by the petitioner is not required to avoid injury to the petitioner, or (iii) that any term or condition proposed by Applicants in response to the petition does avoid injury to the petitioner. The Division of Water Resources as a petitioner shall be entitled to assert injury to the vested water rights of others. If no petition concerning the subject of the Court's retained jurisdiction described in this paragraph 39 is filed within the period described in this paragraph, and the retained jurisdiction period is not extended by the Court in accordance with the provisions of the statute, the matter described in this paragraph shall become final under its own terms. The Court does retain continuing jurisdiction for the purpose of determining compliance with the terms of the plan for augmentation and, as pertains to the Denver Basin groundwater supplies, the Court shall retain continuing jurisdiction for so long as Applicant is required to replace depletions to the Arkansas River system. Additionally, the Court further retains continuing jurisdiction should the Applicants later seek to amend this decree by seeking to prove that post-pumping depletions are noninjurious, that the extent of replacement for post-pumping depletions is less than the amount of water reserved herein, and other post-pumping matters addressed in Paragraph 19.D.

40. Pursuant to C.R.S. § 37-92-502(5)(a), Applicant shall install and maintain such water measurement devices and recording devices as are deemed necessary by the State Engineer or Division Engineers, and the same shall be installed and operated in accordance with instructions from said entities. Applicant is to install and maintain a totalizing flow meter on the Elk Ridge Wells and is required to include geophysical logging

*Ruling of Referee and Decree
Elk Ridge Developments, LLC
Case No. 25CW3026
Page 13 of 13*

on each newly constructed well. Applicant shall read and record the well meter readings on October 31st of each year and shall submit the meter readings to the Division Engineer or their representative by November 15th of each year, or more frequently as requested by the Water Commissioner or Division Engineer.

41. The Ruling of Referee, when entered as a decree of the Water Court, shall be recorded in the real property records of El Paso County, Colorado. Copies of this ruling shall be mailed as provided by statute.

DATED: November 5, 2025.

BY THE REFEREE:



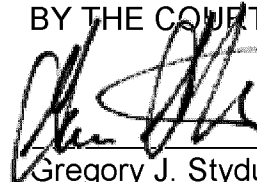

Kate Brewer, Water Referee
Water Division 2

JUDGMENT AND DECREE OF THE WATER COURT

No protest to the Ruling of the Water Referee was filed in this matter. The Court hereby confirms and approves the foregoing Ruling of the Water Referee and enters the same as the Judgment and Decree of this Court.

Date: December 4, 2025.

BY THE COURT:

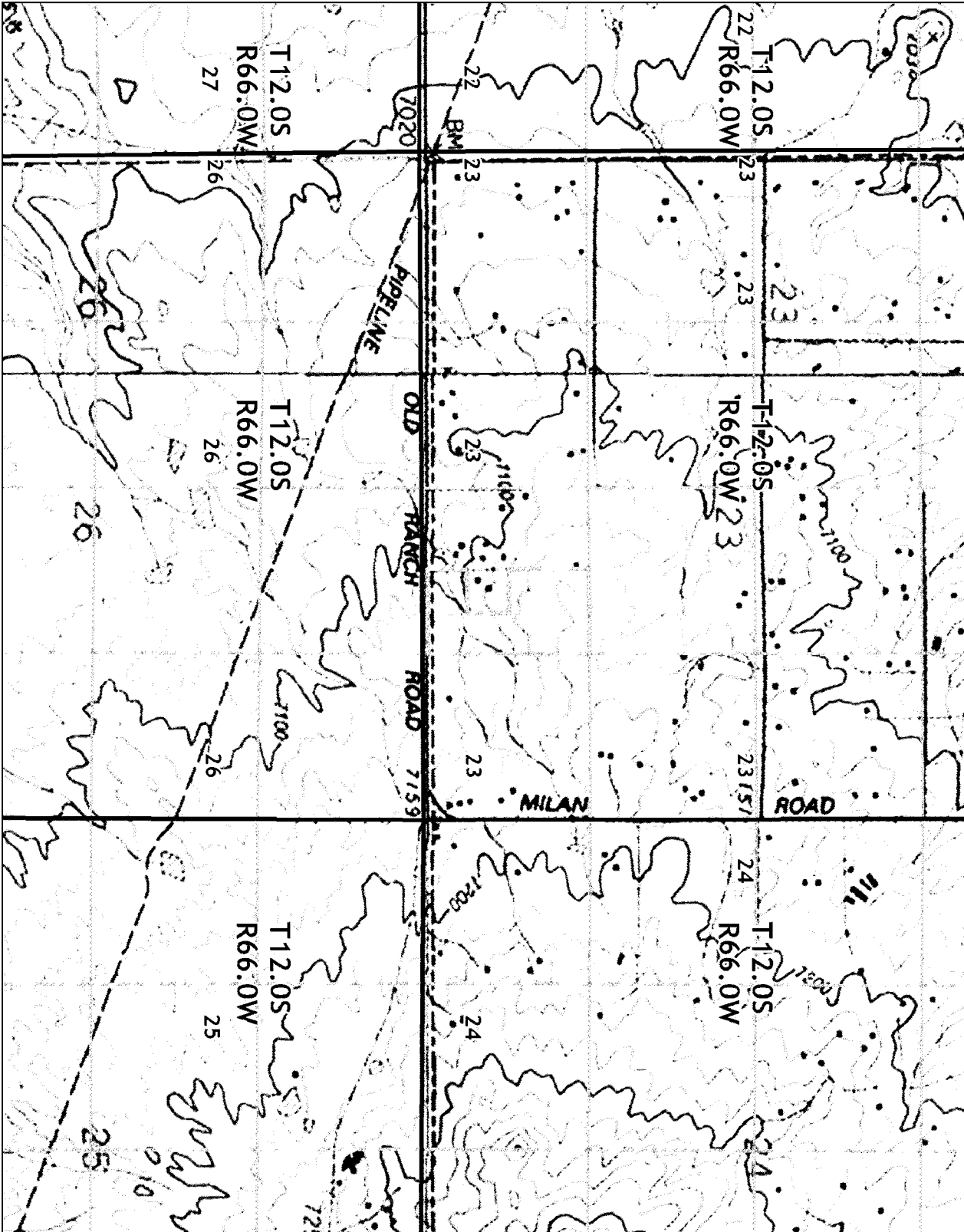



Gregory J. Styduhar
Water Judge
Water Division 2



COLORADO'S
Decision Support Systems
CWCBC / DWZ

EXHIBIT A - Elk Ridge Developments Topo



- Legend**
- ☐ Township
 - ☐ Section
 - ☐ Q40
 - ☐ County

Location

Notes



1 : 14,032



This product is for informational purposes and may not have been prepared for, or be suitable for, engineering, or surveying purposes. Users of this information should review or consult the primary information sources to ascertain the usability of the information.

Date Prepared: 5/27/2025 12:4

APPENDIX C





EXTERNAL MEMORANDUM

To: Ryan Howser
Planner
El Paso County, Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

cc: Project Central File W0265.25043

From: Brian Elkins Jr., P.E.
Sr. Project Engineer
RESPEC
5540 Tech Center Drive, Suite 100
Colorado Springs, CO 80919

Date: July 28, 2025

Subject: New development at 4050 Old Ranch Rd, Colorado Springs, CO 80908
El Paso County Parcel # 6223000109
Finding of Sufficient Water Quality According to Section 8.4.7.B.10)(a) of the
Amended El Paso County Land Development Code (LDC-19-007)

Dear Mr. Howser,

Elk Ridge Development, LLC (Elk Ridge) owns approximately 17.05 acres at 4050 Old Ranch Rd, Colorado Springs, CO 80908 (EPC Receipt No.: 5205305006) and is interested in subdividing the property into six (6) lots through the El Paso County Land Development and Planning process. The developer subsequently plans to provide potable water service to the lots with six (6) wells, one of which is an existing well (Permit No. 8470-A). As part of the process, Elk Ridge's water resources attorney is preparing a Water Resources report to support sufficient water quantity over a 300-year evaluation period via an augmentation plan. The water resources report is expected to support sufficient quantity but does not include data supporting sufficient quality according to Section 8.4.7.B.10)(a) of the Amended El Paso County Land Development Code. Elk Ridge subsequently reached out to RESPEC Company, LLC (RESPEC) to complete water quality sufficiency sampling and analysis according to the section of the Code and provide an engineering opinion of the analysis.

SAMPLING REQUIREMENTS

Section 8.4.7.B.10)(a) in the Amended El Paso County Land Development Code (EPC-LDC) requires that the applicant obtain analyses results for twenty-one (21) Volatile Organic Chemical (VOC) Contaminants, twenty-nine (29) Synthetic Organic Chemical Contaminants (SOC), fourteen (14) Inorganic Chemicals, ten (10) Secondary Maximum Contaminants, indicators of bacteriological pathogens (i.e. E. coli), inorganic anions, and two (2)

5540 TECH CENTER DRIVE
SUITE 100
COLORADO SPRINGS, CO 80919
719.227.0072



radionuclides. According to the submitted Augmentation Plan Application, which is included in the Water Resources Report, the proposed residence will be supplied with water from the underlying not-non tributary Denver formation, which is one of the four major bedrock aquifers within the Denver Basin aquifer system. Because the Denver aquifer is considered a confined aquifer according to paragraph two (2) from Section 8.4.7.B.10)(a) VOCs and SOCs are not required as part of the stipulated chemical analysis.

SAMPLING PROCEDURES

On June 3, 2025, representatives with RESPEC Company, LLC sampled an existing Denver aquifer well located at the existing property (4050 Old Ranch Rd, Colorado Springs, CO 80908) which is permitted under Permit No. 8470-A (see attached). Representative aquifer water samples for the well were taken on the 3rd of June and overnighted to Colorado Analytical Laboratories to meet specified holding times for certain constituents. Results from all chemical analyses were received by RESPEC via email on July 22, 2025. Results were tabulated and compared vs. primary and secondary Maximum Contaminant Limits as established by the Colorado Department of Public Health and Environment's (CDPHE) latest drinking water standards. From the evaluation, the well was found to have a low Langelier Index (LI) of -2.86 (please see tabulated results and associated analytical results from Colorado Analytical Laboratories in the enclosure). All other constituents were found to be below respective primary and secondary drinking standards.

TESTING RESULTS

As mentioned above, the raw water sampled in the representative Denver Well was found to have a low LI in the range between -2.0 and -3.0, which can indicate corrosiveness. The LI is calculated using pH, temperature, total dissolved solids, alkalinity, and total hardness. The LI is a measure of the balance between pH and calcium carbonate (CaCO_3). As the LI value becomes more negative, the water is increasingly under-saturated with CaCO_3 and therefore has increased corrosion potential.

Table 1. Constituents outside of CDPHE Range

Compound	Units	MCL/SMCL	Result
Langelier Index (LI)	-	-	-2.86

RECOMMENDATIONS

Given the LI levels, RESPEC recommends that the homeowner(s) install PEX piping for the water plumbing to reduce corrosion potential.

After reviewing the analytical results, RESPEC does not find cause for concern in utilizing the underlying Denver Aquifer for public consumption or irrigation uses within the proposed subdivision. However, RESPEC would also recommend that the developer and home builder use PEX piping for protection from corrosion. The above opinions are RESPEC's recommendations for additional treatment within the proposed residences to bring the source water into compliance with established Colorado Drinking Water Standards.

Should the El Paso County Planning and Development Department have any additional comments, questions, or concerns please do not hesitate to contact Brian "BJ" Elkins, P.E. with RESPEC at 719-283-7674 or at brian.elkins@respec.com.



Sincerely,

Brian L. Elkins Jr., P.E.
Sr. Project Engineer

BLE

Enclosure: A1	El Paso County Parcel #6223000109
A2	DWR Permit No. 8470-A
A3	Tabulated Water Quality Sufficiency Results from June 3 Sample Trip to 4050 Old Ranch Rd, Colorado Springs, CO 80908
A4	Analytical Results from Colorado Analytical, Task No.: 250604197
A5	Augmentation Plan Application
A6	Augmentation Plan Maps

cc: Project Central File: W0265.25043 — Category: External Letter

El Paso County - Colorado

6223000109
4050 OLD RANCH RD

Total Market Value
\$1,603,382

OVERVIEW

Owner:	ELAINE BRADLEY LIVING TRUST
Mailing Address:	4050 OLD RANCH RD COLORADO SPRINGS CO 80908-3751
Location:	4050 OLD RANCH RD
Tax Status:	Taxable
Zoning:	RR-5
Plat No:	-
Legal Description:	TRACT IN S2SW4 SEC 23-12-66 AS FOLS, BEG AT A PT ON S SEC LN THAT IS 1100.0 FT E OF SW COR OF SEC, TH N PARA WITH W SEC LN 739.28 FT, ELY PARA WITH S SEC LN 385.0 FT, SLY PARA WITH FIRST COURSE 739.28 FT TO S SEC LN, TH WLY 385.0 FT TO POB EX SLY 35.0 FT TO RD

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value (School)	Assessed Value (Non-School)
Land	\$241,250	\$17,010	\$15,080
Improvement	\$1,362,132	\$96,030	\$85,130
Total	\$1,603,382	\$113,040	\$100,210

LAND DETAILS

SEQUENCE NUMBER	LAND USE	SCHOOL ASMT RATE	NON-SCHOOL ASMT RATE	AREA	MARKET VALUE
1	SINGLE FAMILY RESIDENTIAL	7.05	6.25	6.27 Acres	\$241,250

BUILDING DETAILS

RANCH 1 STORY (1) MARKET VALUE \$1,333,497

Property Description	SINGLE FAMILY RESIDENTIAL	Above Grade Area	5,041
Style Description	RANCH 1 STORY	First Floor Area	5,041
School Asmt Rate	7.050	Above First Floor Area	0
Non School Asmt Rate	6.250	Lower Level Living Area	0
Bldg #	1	Total Basement Area	5,041
Year Built	2006	Finished Basement Area	5,041
Dwelling Units	1	Garage Description	Attached
Number of Bedrooms	4	Garage Area	1,443
Number of Baths	5	Carport Area	-
Market Value \$1,333,497			

BARN (2) MARKET VALUE \$28,635

School Asmt Rate	7.050	Sprinkler	N
Non-School Asmt Rate	6.250	Bldg #	2
Use	BARN	Occup 1	397
Year Built	2007	Occup 2	-
Area	2000	HVA 1	None
Class	D	HVA 2	-
Quality	Fair	Wall Height	12
Stories	1	Land Size	-
Perimeter	180	Neigh #	94
# Units	0		
Market Value \$28,635			

SALES HISTORY

SALE DATE		SALE PRICE	SALE TYPE	RECEPTION
+ 04/30/2025		\$0	-	225035996
Schedule No	6223000109	Reception	225035996	
Book	-	Page	-	
Balloon	-	PP/Good Will	\$0	
Related Parties	-	Trade/Exch	-	
Condition	-	Term	Month(s): 0	
Financing	New 0% Fixed	Amt. Financed	\$0	
Down Pmt	\$0	Doc Type	AFFIDAVIT OF DEATH/DEATH CERTIFICATE	
Grantee	BRADLEY ELAINE MARIE DECEASED	Grantor	BRADLEY ELAINE MARIE DECEASED	
+ 04/22/2024		\$0	-	224029460
Schedule No	6223000109	Reception	224029460	
Book	-	Page	-	
Balloon	-	PP/Good Will	\$0	
Related Parties	-	Trade/Exch	-	
Condition	-	Term	Month(s): 0	
Financing	New 0% Fixed	Amt. Financed	\$0	
Down Pmt	\$0	Doc Type	AFFIDAVIT OF DEATH/DEATH CERTIFICATE	
Grantee	BRADLEY JOHN JOSEPH DECEASED	Grantor	BRADLEY JOHN JOSEPH DECEASED	
+ 01/17/2024		\$0	-	224003537
Schedule No	6223000109	Reception	224003537	
Book	-	Page	-	
Balloon	-	PP/Good Will	\$0	
Related Parties	-	Trade/Exch	-	
Condition	-	Term	Month(s): 0	
Financing	New 0% Fixed	Amt. Financed	\$0	
Down Pmt	\$0	Doc Type	QUIT CLAIM DEED	
Grantee	ELAINE BRADLEY LIVING TRUST	Grantor	BRADLEY ELAINE M	
+ 01/17/2024		\$0	-	224003536
Schedule No	6223000109	Reception	224003536	
Book	-	Page	-	
Balloon	-	PP/Good Will	\$0	
Related Parties	-	Trade/Exch	-	
Condition	-	Term	Month(s): 0	
Financing	New 0% Fixed	Amt. Financed	\$0	
Down Pmt	\$0	Doc Type	AFFIDAVIT OF DEATH/DEATH CERTIFICATE	
Grantee	BRADLEY JOHN JOSEPH DECEASED	Grantor	BRADLEY JOHN JOSEPH DECEASED	
+ 07/29/2005		\$0	-	205115526

SALE DATE		SALE PRICE	SALE TYPE	RECEPTION
Schedule No	6223000109		Reception	205115526
Book	0		Page	0
Balloon	-		PP/Good Will	\$0
Related Parties	-		Trade/Exch	-
Condition	-		Term	Month(s): 0
Financing	New 0% Fixed		Amt. Financed	\$0
Down Pmt	\$0		Doc Type	QUIT CLAIM DEED
Grantee	BRADLEY ELAINE M, BRADLEY JOHN J		Grantor	BRADLEY ELAINE M, BRADLEY JOHN J
+ 06/06/2005		\$375,000	-	205082691
Schedule No	6223000109		Reception	205082691
Book	0		Page	0
Balloon	No		PP/Good Will	\$0
Related Parties	-		Trade/Exch	\$0
Condition	Average		Term	Month(s): 0
Financing	New 0% Fixed		Amt. Financed	\$0
Down Pmt	\$375,000		Doc Type	DEED- OTHER
Grantee	BRADLEY ELAINE M, BRADLEY JOHN J		Grantor	JENKINS GREGORY A DECD ESTATE OF, JENKINS GREGORY ALLEN AKA DECD ESTATE OF, JENKINS KENNETH E PERS. REP.
+ 08/26/1996		\$158,000	Arms-Length Sale	96107162
Schedule No	6223000109		Reception	96107162
Book	-		Page	-
Balloon	No		PP/Good Will	\$0
Related Parties	N		Trade/Exch	\$0
Condition	-		Term	Month(s): 180
Financing	New 7.5% Fixed		Amt. Financed	\$0
Down Pmt	\$52,000		Doc Type	WARRANTY DEED
Grantee	JENKINS GREGORY A		Grantor	WALKER HELEN H
+ 06/01/1976		\$0	-	-
Schedule No	6223000109		Reception	-
Book	-		Page	-
Balloon	-		PP/Good Will	\$0
Related Parties	-		Trade/Exch	-
Condition	-		Term	Month(s): 0
Financing	New 0% Fixed		Amt. Financed	\$0
Down Pmt	\$0			

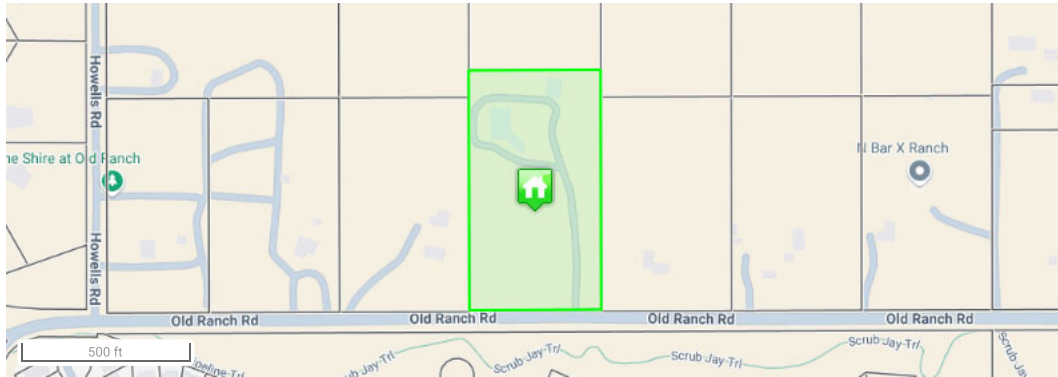
TAX ENTITY AND LEVY INFORMATION

Tax Area Code: **JCX** Levy Year: **2025** Non-School Levy: **26.105** School Levy: **45.959**

TAXING ENTITY	LEVY	CONTACT NAME/ORGANIZATION	CONTACT PHONE
EL PASO COUNTY	6.985	FINANCIAL SERVICES	(719)520-6400
EPC ROAD & BRIDGE (UNSHARED)	0.330	-	(719)520-6498
ACADEMY SCHOOL DISTRICT #20	45.959	BECKY ALLAN	(719)234-1200
PIKES PEAK LIBRARY DISTRICT	3.140	RANDALL A GREEN	(719)531-6333
BLACK FOREST FIRE PROTECTION DISTRICT	15.650	FIRE CHIEF	(719)495-4300
EL PASO COUNTY CONSERVATION DISTRICT	0.000	MARIAH HUDSON	(719)600-4706

MAP SHEET

[Click to view Map Sheet 1](#)





Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

[illegible]

FORM NO. GWS-31 04/2005		WELL CONSTRUCTION AND TEST REPORT		For Office Use Only	
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER 1313 Sherman St., Room 818, Denver, CO 80203 Phone - Info (303) 866-3587 Main (303) 866-3581 Fax (303) 866-3589 http://www.water.state.co.us		PAGE 2		RECEIVED MAY 17 2010 WATER RESOURCES STATE ENGINEER COLO.	
1. WELL PERMIT NUMBER: 8470-A					
2. WELL OWNER INFORMATION					
NAME OF WELL OWNER JOHN J BRADLEY					
MAILING ADDRESS: 4050 OLD RANCH RD					
CITY: COLO SPRINGS		STATE: CO		ZIP CODE:	
TELEPHONE NUMBER: () - -					
3. WELL LOCATION AS DRILLED: SW 1/4, SW 1/4, Sec. 23 Twp. 12 N or S Range 66 E or W					
DISTANCES FROM SEC. LINES: 357 ft. from N or S section line and 1104 ft. from E or W section line.					
SUBDIVISION: LOT BLOCK FILING (UNIT)					
Optional GPS Location: GPS Unit must use the following settings: Format must be UTM, Units must be meters, Datum must be NAD83, Unit must be set to true N, Zone 12 or Zone 13					
STREET ADDRESS AT WELL LOCATION: 3970 OLD RANCH R COLO SPRINGS CO Northing: 4315104					
4. GROUND SURFACE ELEVATION feet		DRILLING METHOD Rotary air			
DATE COMPLETED 5/14/2010		TOTAL DEPTH 490 feet		DEPTH COMPLETED 490 feet	
5. GEOLOGIC LOG:					6. HOLE DIAM (in.)
Depth	Type	Grain Size	Color	Water Loc.	
					From (ft) To (ft)
					9 0 41
					6.5 41 490
					7. PLAIN CASING:
					OD (in) Kind Wall Size (in) From (ft) To (ft)
					4.5 PVC .25 430 450
					PERFORATED CASING: Screen Slot Size (in): 0.03D
8. FILTER PACK:					9. PACKER PLACEMENT:
Material Gravel					Type
Size .25					Depth
Interval 160 - 490					
10. GROUTING RECORD					
Material		Amount		Density Interval Placement	
Cement		5 SK		35 GAL 1 - 41 Tremie	
Remarks:					
11. DISINFECTION: Type HTH					Amt. Used 1 CUP
12. WELL TEST DATA: Check box if Test Data is submitted on Form Number GWS 39 Supplemental Well Test.					
TESTING METHOD Aired & Bailed					
Static Level 195 ft.		Date/Time measured: 5/14/2010		Production Rate 15 gpm.	
Pumping Level 400 ft.		Date/Time measured: 5/14/2010		Test Length (hrs) 4	
Remarks:					
I have read the statements made herein and know the contents thereof, and they are true to my knowledge. This document is signed and certified in accordance with Rule 17.4 of the Water Well Construction Rules, 2CCR 402-2. [The filing of a document that contains false statements is a violation of section 37-91-105(1)(e), C.R.S., and is punishable by fines up to \$5000 and/or revocation of the contracting license.]					
Company Name: Hamacher Well Works, Inc				Phone: (719) 541-2460	
Mailing Address: 31800 Hwy 24, P.O. Box 86				License Number: 71	
Simla, CO 80835					
Signature: TR Hamacher		Print Name and Title		TR Hamacher Date 5/14/2010	

FORM NO.
GWS-32
08/2008

PUMP INSTALLATION AND TEST REPORT
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER

1313 Sherman St., Room 818, Denver, CO 80203
Info (303) 866-3587 Main (303) 866-3581
Fax (303) 866-3589 http://www.water.state.co.us

For Office Use Only

RECEIVED

JUN 01 2010

WATER RESOURCES
STATE ENGINEER
COLO.

1. WELL PERMIT NUMBER: 8470-A

2. WELL OWNER INFORMATION

NAME OF OWNER
John J. Bradley

MAILING ADDRESS
4050 Old Ranch Rd.

CITY
Colorado Springs

STATE
CO

ZIP CODE
80908

TELEPHONE #
(719) 495-4321

3. WELL LOCATION AS DRILLED: sw1/4, sw1/4 Sec. 23, Twp. 12 ☐ N or ☒ S, Range 66 ☐ E or ☒ W

DISTANCES FROM SEC. LINES: 357 ft. from ☐ N or ☒ S section line and 1104 ft. from ☐ E or ☒ W section line.

SUBDIVISION: _____ LOT _____, BLOCK _____, FILING (UNIT) _____

Optional GPS Location: GPS Unit must use the following settings: Format must be **UTM**, Units Easting: 521408

must be **meters**, Datum must be **NAD83**, Unit must be set to **true N**, ☐ Zone 12 or ☒ Zone 13

Northing: 4315104

STREET ADDRESS AT WELL LOCATION: 3970 Old Ranch Rd., Colo. Springs, CO

4. PUMP DATA: Type: Submersible Date Installed: 5/19/2010

Pump Manufacturer: Goulds Pump Model No. 10GS20432

Design GPM: 10 at RPM 3450 HP 2 Volts 230 Full Load Amps 6.7

Pump Intake Depth: 400 Feet, Drop/Column Pipe Size 1" Inches, Kind of Drop Pipe PVC

ADDITIONAL INFORMATION FOR PUMPS GREATER THAN 50 GPM: Turbine Driver Type: ☐ Electric ☐ Engine ☐ Other _____

Design Head _____ feet Number of Stages _____ Shaft size _____ inches

5. OTHER EQUIPMENT:

Airline Installed ☐ Yes ☐ No, Orifice Depth ft. _____ Monitor Tube Installed ☐ Yes ☐ No, Depth ft. _____

Flow Meter Mfg. _____ Meter Serial No. _____

Meter Readout: ☐ Gallons, ☐ Thousand Gallons, ☐ Acre feet Beginning Reading _____

6. TEST DATA: ☐ check box if Test Data is submitted on Supplemental Form.

Date: 5/19/10 5/19/10 5/19/10 5/19/10

Total Well Depth: 490 ft. Time: 3:00 3:10 3:20 3:30

Static Level: 249 ft. Rate (gpm): 12.5 12.5 12.5 12.5

Date Measured: 5/19/10 Pumping Level (ft): _____

7. DISINFECTION: Type HTH Amt. Used 4oz

8. Water Quality analysis available: ☐ Yes ☒ No If yes, please submit with this report.

9. Remarks: _____

10. I have read the statements made herein and know the contents thereof, and they are true to my knowledge. This document is signed and certified in accordance with Rule 17.4 of the Water Well Construction Rules, 2 CCR 402-2. [The filing of a document that contains false statements is a violation of section 37-91-108(1)(e), C.R.S., and is punishable by fines up to \$5000 and/or revocation of the contracting license.]

Company Name:
Barnhart Pump Company, Inc.

Phone:
(719)495-2912

License Number:
1122

Mailing Address:
5015 E. Blaney Rd., Falcon, CO 80831

Signature:

Print Name and Title

Date

Steve Barnhart, Owner

5/26/2010

El Paso County Land Development Code
Water Quality Requirements and Results
Denver Confined Aquifer
Elk Ridge Subdivision
Well Permit No. 8470-A
4050 Old Ranch Road
Sampled on 6/3/2025

No.	Compound	Units	MCL/SMCL	Result	Comment
1	Antimony	mg/L	0.006	ND	
2	Arsenic	mg/L	0.01	ND	
3	Barium	mg/L	2	ND	
4	Beryllium	mg/L	0.004	ND	
5	Cadmium	mg/L	0.005	ND	
6	Chromium	mg/L	0.1	ND	
7	Cyanide (Total)	mg/L	0	ND	
8	Fluoride	mg/L	4	0.49	
9	Mercury	mg/L	0.002	ND	
10	Nitrate as N	mg/L	10	ND	
11	Nitrite as N	mg/L	1	ND	
12	Total Nitrate/Nitrite as N	mg/L	10	ND	
13	Selenium	mg/L	0.05	ND	
14	Thallium	mg/L	0.002	ND	
15	Aluminum	mg/L	0.05	ND	
16	Chloride	mg/L	250	3.5	
17	Langelier Index	-	-	-2.86	
18	Iron	mg/L	0.3	0.029	
19	Manganese	mg/L	0.05	0.0008	
20	pH	-	6.5 - 8.5	7.16	
21	Silver	mg/L	0.1	ND	
22	Sulfate	mg/L	250	61.7	
23	TDS	mg/L	500	181	
24	Zinc	mg/L	5	ND	
25	Gross Alpha/Beta	pCi/L	15	3.8	$\alpha < 1.8, \beta = 2.0$
26	Combined Radium 226+228	pCi/L	5	0.6	226 < 0.1, 228 = 0.5
27	Total Coliform	#/100 mL	Absent	Absent	[count] mpn/100mL

Green = Result below MCL - Acceptable Water Quality

Red = Result above MCL - Not acceptable Water Quality

ND = Not Detected

Analytical Results

TASK NO: 250604197

Report To: Brian Elkins Jr.

Company: RESPEC Company, LLC
5540 Tech Center Drive
Suite 100
Colorado Springs CO 80919

Bill To: Accounts Payable

Company: RESPEC Company, LLC
5540 Tech Center Drive
Suite 100
Colorado Springs CO 80919

Task No.: 250604197
Client PO:
Client Project: Old Ranch Road

Date Received: 6/4/25
Date Reported: 7/22/25
Matrix: Water - Drinking

Lab Number	Customer Sample ID	Sample Date/Time	Test	Result	Method	Date Analyzed
250604197-01C Well 1		6/3/25 2:15 PM	Total Coliform	Absent	SM 9223	6/5/25
			E-Coli	Absent	SM 9223	6/5/25

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



Lauren Hevert
Laboratory Director

Colorado Analytical Laboratory • 10411 Heinz Way, Commerce City, CO 80640

www.coloradolab.com • 303-659-2313

250604197

Analytical Results

TASK NO: 250604197

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Suite 100
Colorado Springs CO 80919

Bill To: Accounts Payable

Company: RESPEC Company, LLC
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Suite 100
Colorado Springs CO 80919

Task No.: 250604197
Client PO:
Client Project: Old Ranch Road

Date Received: 6/4/25
Date Reported: 7/22/25
Matrix: Water - Drinking

Customer Sample ID Well 1
Sample Date/Time: 6/3/25 2:15 PM
Lab Number: 250604197-01

Test	Result	Method	RL	Date Analyzed	QC Batch ID	Analyzed By
Bicarbonate	75.6 mg/L as CaCO ₃	SM 2320-B	0.2 mg/L as CaCO ₃	6/9/25	-	KJP
Calcium as CaCO ₃	0.8 mg/L	EPA 200.7	0.1 mg/L	6/6/25	-	JJA
Carbonate	ND mg/L as CaCO ₃	SM 2320-B	0.2 mg/L as CaCO ₃	6/9/25	-	KJP
Hydroxide	ND mg/L as CaCO ₃	SM 2320-B	0.2 mg/L as CaCO ₃	6/9/25	-	KJP
Langelier Index	-2.86 units	SM 2330-B	units	6/12/25	-	LEH
pH	7.16 units	SM 4500-H-B	0.01 units	6/4/25	-	KJP
Temperature	20 °C	SM 4500-H-B	1 °C	6/4/25	-	KJP
Total Alkalinity	75.6 mg/L as CaCO ₃	SM 2320-B	4.0 mg/L as CaCO ₃	6/9/25	QC82432	KJP
Total Dissolved Solids	181 mg/L	SM 2540-C	5 mg/L	6/10/25	QC82375	ISG

Abbreviations/ References:

RL = Reporting Limit = Minimum Level
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

(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: Brian Elkins Jr.
Company: RESPEC Company, LLC

Receive Date: 6/4/25
Project Name: Old Ranch Road

Test	QC Batch ID	QC Type	Result	Method	Prep Date
Total Alkalinity	QC82432	Blank	ND	SM 2320-B	6/9/25
Total Dissolved Solids	QC82375	Blank	ND	SM 2540-C	6/9/25

Test	QC Batch ID	QC Type	Limits	% Rec	RPD	Method
Total Alkalinity	QC82432	Duplicate -250603052-01	0 - 20	-	1.4	SM 2320-B
		LCS	90 - 110	100.5	-	
		LCS-2	90 - 110	105.8	-	
Total Dissolved Solids	QC82375	Duplicate -250604118-02	0 - 10	-	5.3	SM 2540-C
		LCS	85 - 115	101.7	-	

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 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.



Lauren Hevert
Laboratory Director

Abbreviations/ References:

RL = Reporting Limit = Minimum Level
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

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(s) Spike amount low relative to the sample amount.
ND = Not Detected at Reporting Limit.

Analytical Results

TASK NO: 250604197

Report To: Brian Elkins Jr.

Company: RESPEC Company, LLC
5540 Tech Center Drive
Suite 100
Colorado Springs CO 80919

Bill To: Accounts Payable

Company: RESPEC Company, LLC
5540 Tech Center Drive
Suite 100
Colorado Springs CO 80919

Task No.: 250604197
Client PO:
Client Project: Old Ranch Road

Date Received: 6/4/25
Date Reported: 7/22/25
Matrix: Water - Drinking

Customer Sample ID Well 1

Sample Date/Time: 6/3/25 2:15 PM

Lab Number: 250604197-01

Test	Result	Method	RL	MCL	Date Analyzed	QC Batch ID	Analyzed By
Chloride	3.5 mg/L	EPA 300.0	0.1 mg/L	250	6/5/25	QC82402	NRP
Fluoride	0.49 mg/L	EPA 300.0	0.10 mg/L	4	6/5/25	QC82403	NRP
Nitrate Nitrogen	ND mg/L	EPA 300.0	0.05 mg/L	10	6/5/25	QC82404	NRP
Nitrite Nitrogen	ND mg/L	EPA 300.0	0.03 mg/L	1	6/5/25	QC82405	NRP
Sulfate	61.7 mg/L	EPA 300.0	0.1 mg/L	250	6/5/25	QC82406	NRP
Cyanide-Total	ND mg/L	EPA 335.4	0.005 mg/L		6/10/25	QC82579	ACE
Total							
Iron	0.029 mg/L	EPA 200.7	0.005 mg/L	0.3	6/6/25	QC82362	JJA
Total							
Aluminum	ND mg/L	EPA 200.8	0.001 mg/L	0.05	6/6/25	QC82364	JJA
Antimony	ND mg/L	EPA 200.8	0.0012 mg/L	0.006	6/6/25	QC82364	JJA
Arsenic	ND mg/L	EPA 200.8	0.0006 mg/L	0.01	6/6/25	QC82364	JJA
Barium	ND mg/L	EPA 200.8	0.0007 mg/L	2	6/6/25	QC82364	JJA
Beryllium	ND mg/L	EPA 200.8	0.0001 mg/L	0.004	6/6/25	QC82364	JJA
Cadmium	ND mg/L	EPA 200.8	0.0001 mg/L	0.005	6/6/25	QC82364	JJA
Chromium	ND mg/L	EPA 200.8	0.0015 mg/L	0.1	6/6/25	QC82364	JJA
Manganese	0.0008 mg/L	EPA 200.8	0.0008 mg/L	0.05	6/6/25	QC82364	JJA
Mercury	ND mg/L	EPA 200.8	0.0001 mg/L	0.002	6/6/25	QC82364	JJA
Selenium	ND mg/L	EPA 200.8	0.0008 mg/L	0.05	6/6/25	QC82364	JJA
Silver	ND mg/L	EPA 200.8	0.0005 mg/L	0.1	6/6/25	QC82364	JJA
Thallium	ND mg/L	EPA 200.8	0.0002 mg/L	0.002	6/6/25	QC82364	JJA
Zinc	ND mg/L	EPA 200.8	0.001 mg/L	5	6/6/25	QC82364	JJA

Abbreviations/ References:

RL = Reporting Limit = Minimum Level
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

(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: 250604197

Report To: Brian Elkins Jr.

Company: RESPEC Company, LLC
5540 Tech Center Drive
Suite 100
Colorado Springs CO 80919

Bill To: Accounts Payable

Company: RESPEC Company, LLC
5540 Tech Center Drive
Suite 100
Colorado Springs CO 80919

Task No.: 250604197
Client PO:
Client Project: Old Ranch Road

Date Received: 6/4/25
Date Reported: 7/22/25
Matrix: Water - Drinking

Customer Sample ID Well 1

Sample Date/Time: 6/3/25 2:15 PM

Lab Number: 250604197-01

Test	Result	Method	RL	MCL	Date Analyzed	QC Batch ID	Analyzed By
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Abbreviations/ References:

RL = Reporting Limit = Minimum Level

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

(d) RPD acceptable due to low duplicate and sample concentrations.

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MCL = Maximum contaminant level per the EPA

ND = Not Detected at Reporting Limit.

Report To: Brian Elkins Jr.
Company: RESPEC Company, LLC

Receive Date: 6/4/25
Project Name: Old Ranch Road

Test	QC Batch ID	QC Type	Result	Method	Prep Date
Chloride	QC82402	Blank	ND	EPA 300.0	6/4/25
Cyanide-Total	QC82579	Blank	ND	EPA 335.4	6/10/25
Fluoride	QC82403	Blank	ND	EPA 300.0	6/4/25
Aluminum	QC82364	Method Blank	ND	EPA 200.8	6/4/25
Antimony	QC82364	Method Blank	ND	EPA 200.8	6/4/25
Arsenic	QC82364	Method Blank	ND	EPA 200.8	6/4/25
Barium	QC82364	Method Blank	ND	EPA 200.8	6/4/25
Beryllium	QC82364	Method Blank	ND	EPA 200.8	6/4/25
Cadmium	QC82364	Method Blank	ND	EPA 200.8	6/4/25
Chromium	QC82364	Method Blank	ND	EPA 200.8	6/4/25
Manganese	QC82364	Method Blank	ND	EPA 200.8	6/4/25
Mercury	QC82364	Method Blank	ND	EPA 200.8	6/4/25
Selenium	QC82364	Method Blank	ND	EPA 200.8	6/4/25
Silver	QC82364	Method Blank	ND	EPA 200.8	6/4/25
Thallium	QC82364	Method Blank	ND	EPA 200.8	6/4/25
Zinc	QC82364	Method Blank	ND	EPA 200.8	6/4/25
Iron	QC82362	Method Blank	ND	EPA 200.7	6/4/25
Nitrate Nitrogen	QC82404	Blank	ND	EPA 300.0	6/4/25
Nitrite Nitrogen	QC82405	Blank	ND	EPA 300.0	6/4/25
Sulfate	QC82406	Blank	ND	EPA 300.0	6/4/25

Test	QC Batch ID	QC Type	Limits	% Rec	RPD	Method
Chloride	QC82402	Duplicate -250604107-03	0 - 20	-	0.1	EPA 300.0
		LCS	90 - 110	106.7	-	
		MS -250604107-03	80 - 120	103.8	-	
Cyanide-Total	QC82579	Duplicate -250604070-06	0 - 20	-	11.8	EPA 335.4
		LCS	90 - 110	104.8	-	
		MS -250604197-01B	90 - 110	109.0	-	
Fluoride	QC82403	Duplicate -250604107-03	0 - 20	-	0.8	EPA 300.0
		LCS	90 - 110	100.6	-	
		MS -250604107-03	80 - 120	99.4	-	
Aluminum	QC82364	LCS	90 - 110	100.1	-	EPA 200.8
		MS -250604002-02A	70 - 130	95.2	-	
		MSD -250604002-02A	0 - 10	-	0.5	
Antimony	QC82364	LCS	90 - 110	103.2	-	EPA 200.8
		MS -250604002-02A	70 - 130	108.6	-	
		MSD -250604002-02A	0 - 10	-	1.9	
Arsenic	QC82364	LCS	90 - 110	97.8	-	EPA 200.8
		MS -250604002-02A	70 - 130	114.3	-	
		MSD -250604002-02A	0 - 10	-	0.7	
Barium	QC82364	LCS	90 - 110	104.8	-	EPA 200.8

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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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Test	QC Batch ID	QC Type	Limits	% Rec	RPD	Method
Beryllium	QC82364	MS -250604002-02A	70 - 130	102.2	-	EPA 200.8
		MSD -250604002-02A	0 - 10	-	3.3	
		LCS	90 - 110	105.3	-	
Cadmium	QC82364	MS -250604002-02A	70 - 130	106.9	-	EPA 200.8
		MSD -250604002-02A	0 - 10	-	2.5	
		LCS	90 - 110	100.4	-	
Chromium	QC82364	MS -250604002-02A	70 - 130	103.2	-	EPA 200.8
		MSD -250604002-02A	0 - 10	-	1.8	
		LCS	90 - 110	100.3	-	
Manganese	QC82364	MS -250604002-02A	70 - 130	103.3	-	EPA 200.8
		MSD -250604002-02A	0 - 10	-	0.5	
		LCS	90 - 110	102.3	-	
Mercury	QC82364	MS -250604002-02A	70 - 130	105.4	-	EPA 200.8
		MSD -250604002-02A	0 - 10	-	0.1	
		LCS	90 - 110	101.6	-	
Selenium	QC82364	MS -250604002-02A	70 - 130	81.2	-	EPA 200.8
		MSD -250604002-02A	0 - 10	-	7.0	
		LCS	90 - 110	94.7	-	
Silver	QC82364	MS -250604002-02A	70 - 130	108.7	-	EPA 200.8
		MSD -250604002-02A	0 - 10	-	4.2	
		LCS	90 - 110	96.2	-	
Thallium	QC82364	MS -250604002-02A	70 - 130	82.4	-	EPA 200.8
		MSD -250604002-02A	0 - 10	-	3.7	
		LCS	90 - 110	96.2	-	
Zinc	QC82364	MS -250604002-02A	70 - 130	101.1	-	EPA 200.8
		MSD -250604002-02A	0 - 10	-	0.4	
		LCS	90 - 110	110.0	-	
Iron	QC82362	MS -250604051-01	75 - 125	101.4	-	EPA 200.7
		LCS	90 - 110	105.9	-	
		Duplicate -250604002-02	0 - 20	-	5.0	
Nitrate Nitrogen	QC82404	MS -250604107-03	80 - 120	97.9	-	EPA 300.0
		LCS	90 - 110	107.3	-	
		Duplicate -250604107-03	0 - 20	-	1.0	
Nitrite Nitrogen	QC82405	MS -250604107-03	80 - 120	88.5	-	EPA 300.0
		LCS	90 - 110	100.4	-	
		Duplicate -250604107-03	0 - 20	-	0.0	
Sulfate	QC82406	MS -250604107-03	80 - 120	103.1	-	EPA 300.0
		LCS	90 - 110	107.5	-	
		Duplicate -250604107-03	0 - 20	-	0.4	

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 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.

Abbreviations/ References:

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Lauren Hevert
Laboratory Director

Abbreviations/ References:

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Colorado Analytical Laboratories, Inc.

Commerce City Lab
10411 Heinz Way
Commerce City CO 80640

Lakewood Service Center
610 Garrison Street, Unit 1
Lakewood CO 80215

Phone: 303-659-2313

www.coloradolab.com

Received By:	Sample Pres. Y
Date:	

EPC Confined Aquifer Sampling Requirements

LMG

Field Measurements

pH

Temp

Radionuclides

Radium 226 and Radium 228

Gross alpha/Beta

Inorganics

Antimony

Arsenic

Barium

Beryllium

Cadmium

Chromium

Cyanide (Total)

Fluoride

Mercury

Nitrate

Nitrite

Selenium

Thallium

Secondary MCLs

Aluminum

Chloride

Corrosivity

Iron

Manganese

Silver

Sulfate

Zinc

TDS

Bacteriological:

Total Coliform



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

Lab Control ID: 25H02269

Received: Jun 05, 2025

Reported: Jul 21, 2025

Purchase Order No.

None Received

Customer ID: 05377Z

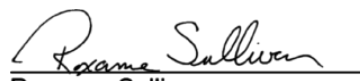
Account ID: Z01034

Rebecca Bertke
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*

Reviewed and approved by:


Roxanne Sullivan
Analytical Laboratories Director

Customer ID: 05377Z
 Account ID: Z01034

ANALYTICAL REPORT

Rebecca Bertke
 Colorado Analytical Laboratories, Inc.

Lab Sample ID			25H02269-001					
Customer Sample ID			250604197-01D - Old Ranch Road - Well 1 sampled on 06/03/25 @ 1425					
Parameter	Units	Code	Result	Precision* +/-	Detection Limit	Method	Analysis Date / Time	Analyst
Gross Alpha	pCi/L	T	<1.8	1.8	1.8	SM 7110 B	07/11/25 @ 0826	KT
Gross Beta	pCi/L	T	2.0	2.4	1.8	SM 7110 B	07/11/25 @ 0826	KT

Lab Sample ID			25H02269-002					
Customer Sample ID			250604197-01E - Old Ranch Road - Well 1 sampled on 06/03/25 @ 1425					
Parameter	Units	Code	Result	Precision* +/-	Detection Limit	Method	Analysis Date / Time	Analyst
Radium-226	pCi/L	T	<0.1	0.1	0.1	SM 7500-Ra B	07/07/25 @ 1318	KT
Radium-228	pCi/L	T	0.5	0.6	0.2	EPA pg.19	07/15/25 @ 1047	JR

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.
RADIOCHEMISTRY LABORATORY

Date: 07/11/2025

Batch QC Summary Form

Analyte: Gross Alpha

Control Standard/LFB: ID: C11-007 pCi/mL: 57.4 (use 1 diluted)

Spike Solution: ID: C11-007 pCi/mL: 57.4 (use 1 mL)

Spike Recovery Calculation: Sample: Tap*

$$\text{Calculation: } \frac{(278.9) - (0.200)}{57.4} - \frac{(2.1) - (0.200)}{57.4} \times 100 = 96\%$$

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: _____

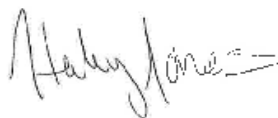
Narrative:

**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:

<u>25H02228</u>	<u>25H02279</u>
<u>25H02243</u>	_____
<u>25H02269</u>	_____
<u>25H02272</u>	_____
<u>25H02273</u>	_____
<u>25H02274</u>	_____
<u>25H02275</u>	_____
<u>25H02276</u>	_____
<u>25H02277</u>	_____
<u>25H02278</u>	_____

Evaluator:



07/15/2025

Date

HAZEN RESEARCH, INC.
RADIOCHEMISTRY LABORATORY

Date: 07/11/2025

Batch QC Summary Form

Analyte: Gross Beta

Control Standard/LFB: ID: C11-007 pCi/mL: 44 (use 1 diluted)

Spike Solution: ID: C11-007 pCi/mL: 44 (use 1 mL)

Spike Recovery Calculation: Sample: Tap*

$$\text{Calculation: } \frac{(199.6) - (0.200)}{44} - \frac{(2.7) - (0.200)}{44} \times 100 = 90\%$$

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: _____

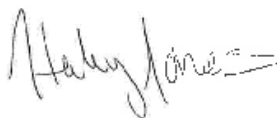
Narrative:

**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:

<u>25H02228</u>	<u>25H02279</u>
<u>25H02243</u>	_____
<u>25H02269</u>	_____
<u>25H02272</u>	_____
<u>25H02273</u>	_____
<u>25H02274</u>	_____
<u>25H02275</u>	_____
<u>25H02276</u>	_____
<u>25H02277</u>	_____
<u>25H02278</u>	_____

Evaluator:



07/15/2025

Date

HAZEN RESEARCH, INC.
RADIOCHEMISTRY LABORATORY

Date: 07/07/2025

Batch QC Summary Form

Analyte: Radium-226

Control Standard/LFB: ID: C73-10 pCi/mL: 5.28 (use 2 diluted)

Spike Solution: ID: C73-10 pCi/mL: 5.28 (use 2 mL)

Spike Recovery Calculation: Sample: 25H02291-04b

$$\text{Calculation: } \frac{(11.2) (1.000) - (0.1) (1.000)}{10.56} \times 100 = 106\%$$

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:

25H02269	_____
25H02291	_____
25H02294	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Evaluator:

 _____

07/14/2025

Date

HAZEN RESEARCH, INC.
RADIOCHEMISTRY LABORATORY

Date: 07/14/2025

Batch QC Summary Form

Analyte: Radium-228

Control Standard/LFB: ID: C6-010 pCi/mL: 14.1 (use 5 diluted)

Spike Solution: ID: C6-010 pCi/mL: 14.1 (use 5 mL)

Spike Recovery Calculation: Sample: 25H02292-3d

$$\text{Calculation: } \frac{(65.5) (1.000) - (2.7) (1.000)}{70.5} \times 100 = 89.1\%$$

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:

25H02246	_____
25H02264	_____
25H02268	_____
25H02269	_____
25H02292	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Evaluator:

Roxane Sullivan _____

07/18/2025

Date



25H 02269

Ship To: Hazen Research

Preserved: Y (N)

HNO3 Lot #: N/A

Date Preserved: _____

Report To Information Company Name <u>Colorado Analytical Laboratory</u> Report To: <u>Rebecca Bertke</u> E-Mail: <u>rebeccabertke@coloradolab.com</u>	Bill To Information: (If different from report to) 	Project Name <u>Old Ranch Road</u>
Address: <u>10411 Heinz Way</u> <u>Commerce City, CO 80640</u> Phone: <u>303-659-2313</u>	Address: CAL TASK 250604197 LMG	Compliance Samples: Yes ☐ No ☒ Submit Data to CDPHE: Yes ☐ No ☒

Tests Requested

Sample Date/Time		Sample ID	Matrix	Radium 226 (Sub)	Gross Alpha/Beta (Sub)	Radium 228 (Sub)											Container Type
6/3/25	2:15 PM	250604197-01D - Well 1	Water - Drinking		X												1L - Unpreserved
6/3/25	2:15 PM	250604197-01E - Well 1	Water - Drinking	X	X												4 - 1L - Unpreserved

Comment:

Radon Checked Date: _____ Time: _____
 Air Bubbles? NO YES X 1 YES X 2
 Headspace? NO YES X 1 YES X 2
 Initial _____ Date: _____
 pH Check and Preservation Acid Lot # A21
 Initial pH check date: 06/06/25 Time: 13:50
 2nd pH check date: 06/09/25 Time: 14:00
 Final pH 2 Preserved by: DE

Relinquished by: (Signature) <u>Adams</u>	Date: <u>6/5/25</u> Time: <u>800</u>	Received by: (Signature) <u>[Signature]</u>	Date: <u>6/05/25</u> Time: <u>1400</u>	Relinquished by: (Signature)	Date: _____ Time: _____	Received by: (Signature)	Date: _____ Time: _____
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DISTRICT COURT, WATER DIVISION 2, STATE OF COLORADO Court Address: 501 North Elizabeth Street, Suite 116 Pueblo, CO 81003 Phone Number: (719) 404-8832	DATE FILED May 30, 2025 11:01 AM FILING ID: 9C8DE72968388 CASE NUMBER: 2025CW3026
CONCERNING THE APPLICATION FOR WATER RIGHTS OF: ELK RIDGE DEVELOPMENTS, LLC IN EL PASO COUNTY, CO	▲ COURT USE ONLY ▲
<u>Attorneys for Applicant:</u> Ryan W. Farr, #39394 MONSON, CUMMINS, SHOHET & FARR, LLC 13511 Northgate Estates Drive, Suite 250 Colorado Springs, Colorado 80921 Phone Number: (719) 471-1212 E-mail: rwf@cowaterlaw.com	Case No.: 25CW_____ Ctrm.: 502
APPLICATION FOR ADJUDICATION OF DENVER BASIN GROUNDWATER AND APPROVAL OF PLAN FOR AUGMENTATION	

I. Name and Address of Applicant:

Elk Ridge Developments, LLC
 c/o Joseph Haver, Managing Member
 10548 Odin Drive
 Colorado Springs, Colorado 80924
 (719) 332-2449

("Applicant")

Name and Address of Attorneys:

Ryan W. Farr, #39394
 MONSON, CUMMINS, SHOHET & FARR, LLC
 13511 Northgate Estates Driver, Suite 250
 Colorado Springs, Colorado 80921
 (719) 471-1212

II. Summary of Application. Applicant seeks to utilize up to six wells to the non-tributary Denver aquifer to provide water service to an equivalent number of lots, based on an anticipated subdivision of Applicant's approximately 17.05-acre parcel of land. Applicant therefore seeks to quantify the Denver Basin groundwater underlying the Applicant's Property (as defined below), and approval of a plan for augmentation for the use thereof.

III. Application for Use of Underground Water Rights.

A. Legal Description of Wells.

1. Property Description. All wells will be located on Applicant's approximately 17.05-acre property ("Applicant's Property") anticipated to be subdivided into six lots, with current El Paso County Schedule Number 623000044. Applicant's Property is depicted on the attached **Exhibit A** map, located in the E1/2 of the SW1/4 of the SE1/4 of Section 23, Township 12 South, Range 66 West of the 6th P.M., and more particularly described as the E1/2 of the SE1/4 of the SW1/4 of the SE1/4 except the South 30 feet, the SW1/4 of the SE1/4 of the SW1/4 of the SE1/4 except for the South 30 feet, and the NE1/4 of the SW1/4 of the SE1/4 of Section 23, Township 12 South, Range 66 West of the 6th P.M.

2. Proposed Wells. Applicant proposes that up to six wells will be located on the Applicant's Property at specific locations not yet determined, along with any supplemental or replacement wells ("Elk Ridge Wells"), each to be constructed to the Denver aquifer (one well per lot).

3. Land Ownership. The land upon which the existing and proposed wells will be constructed is owned by Applicant.

B. Water Source.

1. Not-Nontributary. The groundwater to be withdrawn from the Dawson, Denver, and Arapahoe aquifers underlying the Applicant's Property is not-tributary. Pursuant to C.R.S. § 37-90-137(9)(c.5), the augmentation requirements for wells in the Dawson and Denver aquifers will require the replacement of actual stream depletions and augmentation requirements for the Arapahoe aquifer require the replacement of four percent (4%) of the water withdrawn annually.

2. Nontributary. The groundwater that will be withdrawn from the Laramie-Fox Hills aquifer underlying the Applicant's Property is nontributary.

C. Estimated Rates of Withdrawal and Groundwater Available.

1. Estimated Rates of Withdrawal. Pumping from the wells will not

exceed 100 g.p.m. The actual pumping rates for each well will vary according to aquifer conditions and well production capabilities. The Applicant requests the right to withdraw groundwater at rates of flow necessary to withdraw the entire decreed amounts. The actual depth of each well to be constructed within the respective aquifers will be determined by topography and actual aquifer conditions.

2. Estimated Average Annual Amounts of Groundwater Available. Applicant requests a vested right for the withdrawal of all legally available groundwater in the Denver Basin aquifers underlying the Applicant's Property. Said amounts may be withdrawn over 300 years commensurate with water supply requirements of the El Paso County, Colorado Land Development Code § 8.4.7(C)(1), which is ostensibly more stringent than the State of Colorado's 100-year aquifer life requirement pursuant to C.R.S. § 37-90-137(4). Applicant estimates that the following values and average annual amounts are representative of the Denver Basin aquifers underlying Applicant's Property:

AQUIFER	NET SAND (Feet)	Total Appropriation (Acre Feet)	Annual Avg. Withdrawal 100 Years (Acre Feet)	Annual Avg. Withdrawal 300 Years (Acre Feet)
Dawson (NNT)	43	146.63	1.47	N/A
Denver (NNT)	349	1011.00	10.11	3.37
Arapahoe (NT)	279	809.55	8.10	N/A
Laramie Fox Hills (NT)	189	483.11	4.83	1.61

Decreed amounts may vary from the above to conform with the State's Determination of Facts. Pursuant to C.R.S. § 37-92-305(11), the Applicant further requests that the Court retain jurisdiction to finally determine the amount of water available for appropriation and withdrawal from each aquifer.

D. Requested Uses. The Applicant requests the right to use the groundwater for beneficial uses upon the Applicant's Property consisting of domestic, irrigation, domestic animal and stock watering, agricultural, commercial, fire protection, and also for storage and augmentation purposes associated with such uses. The Applicant also requests that the nontributary water may be used, reused, and successively used to extinction, both on and off the Applicant's Property subject, however, to the requirement of C.R.S. §37-90-137(9)(b), that no more than 98% of the amount withdrawn annually shall be consumed. Applicant may use such water by immediate application or by storage and subsequent application to the beneficial uses and purposes stated herein. Provided, however, Applicant shall only be entitled to construct wells or use water from the nontributary Dawson, Denver, or Arapahoe aquifers pursuant to a decreed augmentation plan entered by this Court, covering the out-of-priority stream depletions caused by the

use of such not-nontributary aquifers in accordance with C.R.S. § 37-90-137(9)(c.5).

E. Well Fields. Applicant requests permission to produce the full legal entitlement from the Denver Basin aquifers underlying Applicant's Property through any combination of wells. Applicant requests that these wells be treated as a well field.

F. Averaging of Withdrawals. Applicant requests the entitlement to withdraw an amount of groundwater in excess of the average annual amount decreed to the aquifers beneath the Applicant's Property, so long as the sum of the total withdrawals from all the wells in the aquifers does not exceed the product of the number of years since the date of issuance of the original well permit or the date of entry of a decree herein, whichever comes first, multiplied by the average annual volume of water which the Applicant is entitled to withdraw from the aquifers underlying the Applicant's Property.

G. Owner of Land Upon Which Wells are to Be Located. The land upon which the wells are and will be located as well as the underlying groundwater is owned by the Applicant.

IV. Application for Approval of Plan for Augmentation.

A. Statement of Plan for Augmentation. Applicant seeks approval of a plan for augmentation to allow it to utilize the not-nontributary Denver aquifer underlying the property described herein, including following potential subdivision thereof. All wells to the not-nontributary Denver aquifer will, during the pumping life of such wells, be augmented by septic return flows resulting from domestic uses, with post pumping depletions provided by pumping of the nontributary Laramie-Fox Hills aquifer.

B. Structures to be Augmented. The structures to be augmented are the Elk Ridge Wells, as may be constructed to the Denver aquifer of the Denver Basin underlying the Applicant's Property as requested and described herein.

C. Water Rights to be Used for Augmentation. The water rights to be used for augmentation during pumping are the return flows resulting from the pumping of the not-nontributary Elk Ridge Wells, together with water rights from the nontributary Laramie-Fox Hills aquifer for any injurious post pumping depletions.

D. Statement of Plan for Augmentation. Applicant wishes to provide for the augmentation of stream depletions caused by pumping of the not-nontributary Denver aquifer by the Elk Ridge Wells, together with water rights from the nontributary Laramie-Fox Hills aquifer for any injurious post pumping depletions.

1. Amounts. Elk Ridge Wells will each pump a maximum of 0.26 acre-feet per year per lot, for a maximum total of 1.56 acre-feet being withdrawn from the Denver aquifer per year. Such use shall be a combination of domestic, irrigation,

domestic animal and stock watering, agricultural, commercial, fire protection, and also for storage and augmentation purposes associated with such uses.

2. Depletions. Applicant's consultant has determined that maximum stream depletions over the 300-year pumping period for the Denver aquifer amounts to approximately 13.84% of pumping. Maximum annual depletions for total pumping from all wells are therefore 0.216 acre-feet in year 300 (i.e. 13.84% of pumping). Should Applicant's pumping be less than the 1.56 acre-feet total per year described herein, resulting depletions and required replacements will be correspondingly reduced, so long as depletions resulting from pumping are adequately replaced.

3. Augmentation of Depletions During Pumping. Pursuant to C.R.S. § 37-90-137(9)(c.5), Applicant is required to replace actual stream depletions attributable to pumping of the Elk Ridge Wells subject of this augmentation plan. Applicant's consultant has determined that depletions during pumping will be effectively replaced by residential return flows from non-evaporative septic systems. The annual consumptive use for non-evaporative septic systems is 10% per year per residence. Using a conservative in-house use rate of 0.2 acre-feet per lot per year, a total of 1.08 acre-feet is replaced to the stream system per year, utilizing non-evaporative septic systems. Thus, during pumping, stream depletions will be adequately augmented.

4. Augmentation for Post Pumping Depletions. For the replacement of any injurious post-pumping depletions which may be associated with the use of the Elk Ridge Wells, Applicant will reserve the entirety of the Laramie Fox Hills aquifer, accounting for actual stream depletions replaced during the planned pumping period, as necessary to replace any injurious post pumping depletions. Applicant also reserves the right to substitute other legally available augmentation sources for such post pumping depletions upon further approval of the Court under its retained jurisdiction. Even though this reservation is made, under the Court's retained jurisdiction, Applicant reserves the right in the future to prove that post pumping depletions will be noninjurious. The reserved nontributary Laramie-Fox Hills groundwater will be used to replace any injurious post-pumping depletions. Upon entry of a decree in this case, the Applicant will be entitled to apply for and receive a new well permit for the Elk Ridge Wells for the uses in accordance with this Application and otherwise in compliance with C.R.S. § 37-90-137.

V. Remarks.

A. The Applicant requests a finding that it has complied with C.R.S. § 37-90-137(4), and that the groundwater requested herein is legally available for withdrawal by the requested not-nontributary wells upon the entry of a decree approving an augmentation plan pursuant to C.R.S. § 37-90-137(9)(c.5).

B. The term of this augmentation plan is for 300 years, however the length of the plan for a particular well may be extended beyond such time provided the total plan

pumping allocated thereto is not exceeded. Post pumping stream depletions accrue to a particular well or wells only to the extent related to that well's actual pumping.

C. The Court will retain jurisdiction over this matter to provide for the adjustment of the annual amount of groundwater withdrawals to be allowed in order to conform to actual local aquifer characteristics from adequate information obtained from well drilling or test holes.

D. The Applicant requests a finding that vested water rights of others will not be materially injured by the withdrawals of groundwater and the proposed plan for augmentation.

E. The wells shall be installed and metered as reasonably required by the State and Division Engineers. Each well must be equipped with a totalizing flow meter and Applicant shall submit diversion records to the Division Engineer on an annual basis or as otherwise requested by the Division Engineer. The Applicant shall also provide accountings to the Division Engineer and Water Commissioner as required by them to demonstrate compliance under this plan of augmentation.

F. The Applicant waives the 600 feet well spacing requirement for any wells to be located upon the Applicant's Property.

G. There is one lienholder on the Applicant's Property, Greenpockets, LLC, and Arizona limited liability company, whose address is 1316 E. Greenlee Road, Tucson, Arizona 85719. As such, Applicant will comply with the lienholder notice provisions set forth in C.R.S. § 37-92-302(2)(b) and § 37-90-137(4)(b.5)(I).

RESPECTFULLY SUBMITTED this 30th day of May, 2025.

MONSON, CUMMINS, SHOHET & FARR, LLC

/s/ Ryan W. Farr
Ryan W. Farr, #39394
13511 Northgate Estates Dr., Ste. 250
Colorado Springs, CO
(719) 471-1212

80921

VERIFICATION

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

I, Joseph Haver, managing member of Elk Ridge, Developments, LLC, declares under penalty of perjury under the law of Colorado that I have read the foregoing and that all of the statements contained therein are true and accurate to the best of my knowledge and information.

Executed on this the 29th day of May, 2025, in the City of Colorado Springs,
County of El Paso, Colorado.

A handwritten signature in black ink, appearing to read 'Joe Haver', written over a horizontal line.

Joseph Haver

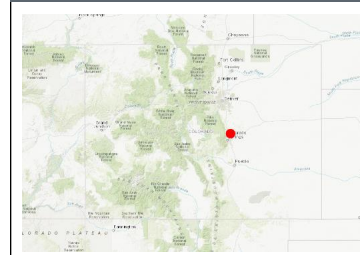
[illegible]

DATE FILED
May 30, 2025 11:01 AM
FILING ID: 9C8DE72968388
CASE NUMBER: 2025CW3026

Legend

- ☐ Township
☐ Section
☐ Q40
☐ County

Location



Notes

2,339	0	1,169	2,339 Feet
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1: 14,032

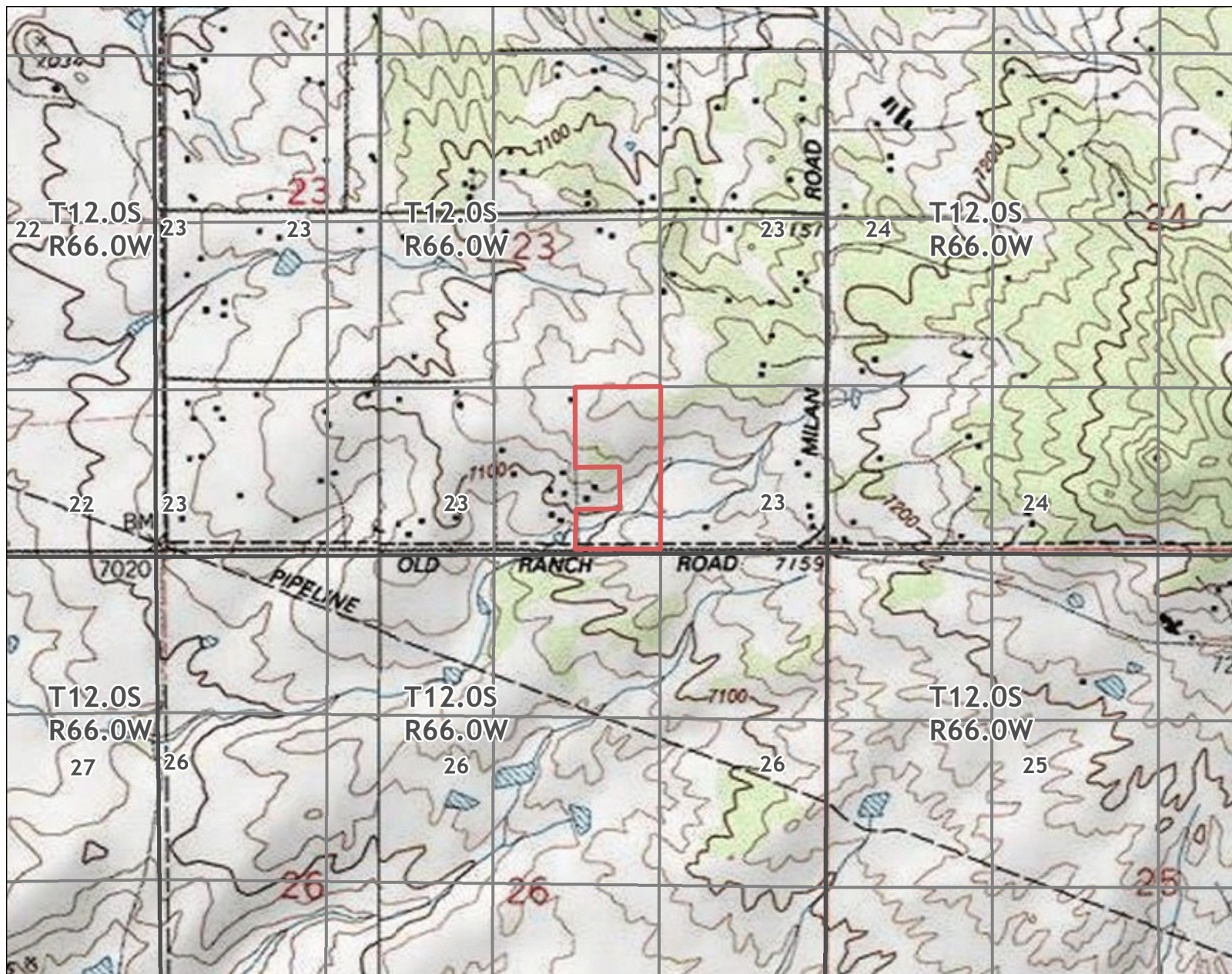


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Date Prepared: 5/27/2025 12:41:13 PM



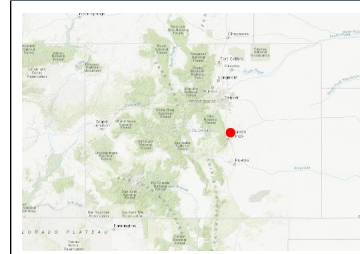
EXHIBIT A - Elk Ridge Developments Topo



Legend

- Township
- Section
- Q40
- County

Location



Notes

2,339 0 1,169 2,339 Feet

1: 14,032



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Date Prepared: 5/27/2025 12:43:51 PM