



February 6, 2025

Grant Langdon
PO Box 38939
Colorado Springs, CO 80937-8939
(602) 957-0966
gl@glangdon.com

Delivered via email

Re: Antler Range Water Supply
N1/2 of Section 18, T12S, R64W of the 6th P.M.
Upper Black Squirrel Creek Designated Groundwater Basin
Job No. 1019.2

Dear Mr. Langdon,

This letter report provides the water supply plan for the Antler Range development, which consists of 244 acres located in El Paso County 12 miles east of the Air Force Academy adjacent to Ayers Road and South of Latigo Blvd (see Figure 1). I understand that the development is to include 84 single family homes, and the water supply will be provided via individual on-lot wells completed to the Denver aquifer. Wastewater treatment will be provided by non-evaporative septic systems.

The Colorado Ground Water Commission approved a determination of water rights for the Denver Aquifer in 1017-BD (attached) for 285.3 acres of overlying land. There was a slight reduction in appropriation based on an overlapping cylinder of appropriation for the well with Permit No, 17051-F¹, which resulted in an annual appropriation of 140.0 acre-feet/year of nontributary water. A warranty deed recorded with El Paso County on January 17, 2007 (attached) transferred 119.09 of the 140.00 acre-feet to Antler Range, LLC. The 119.9 acre-feet/year is based on a 100-year aquifer life and translates to one-third of the amount, which is 39.97 acre-feet/year, to comply with the El Paso County 300-year water supply requirement.

The water demand for the 84 dwellings is estimated at 0.30 acre-feet per year unit for household use and 0.175 acre-feet per lot for lawn and garden irrigation, for a total of 0.475 acre-feet per year per lot. Based on an application rate of 0.05 acre-feet/year per 1,000 square-feet, 0.175 acre-feet will provide for up to 3,500 square feet of lawn and

¹ Note that Permit No. 17051-F was canceled by the June 7, 2011 Order of the Colorado Ground Water Commission due to failure to provide evidence of beneficial use of the well.

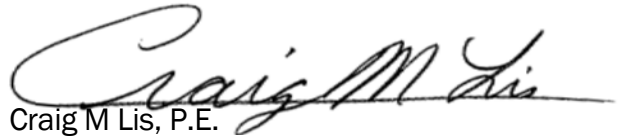
garden irrigation per lot. Totals demands for the 84 lots are estimated at 39.90 acre-feet per year (84 lots x 0.475 acre-feet/year per lot). The 39.90 acre-feet per year is within the 300-year water supply of 39.97 acre-feet available from the Denver Aquifer. A completed Form GWS-76, Water Supply Information Summary is attached for submittal to the State Engineer.

Though there are no Denver Wells currently located on the development property, review of well permit information available on the Colorado Decision Support System (CDSS) website² and accessed via the CDSS MapViewer³ revealed that the existence of nine individual wells within one and one-half miles of the Antler Range Property (see Figure 1). The reported production rates from these wells ranges from 7 gallons per minute to 25 gallons per minute, and averages 12.6 gallons per minute. Assuming that wells on the Antler Range property have similar production rates the wells will provide an sufficient physical supply of water so long as sufficient storage is provided for peak demands.

The quality of the water produced from Denver wells is normally adequate for drinking purposes, though I do not have any nearby Denver aquifer water quality information. Note that iron is commonly present in Denver ground water at concentrations slightly higher than the health department drinking water standard. Prospective home buyers should be advised that iron treatment may be necessary.

It is our opinion that the groundwater within the Denver aquifer is both physically and legally available in sufficient quantity to support the proposed development, and that with the possible need to provide treatment for iron the quality of the water supply should be adequate for drinking purposes. If there are any questions regarding the adequacy of water supplies regarding this proposed development, please contact us at the phone number above or via email at clis@martinandwood.com.

Sincerely,
**MARTIN AND WOOD
WATER CONSULTANTS, INC.**

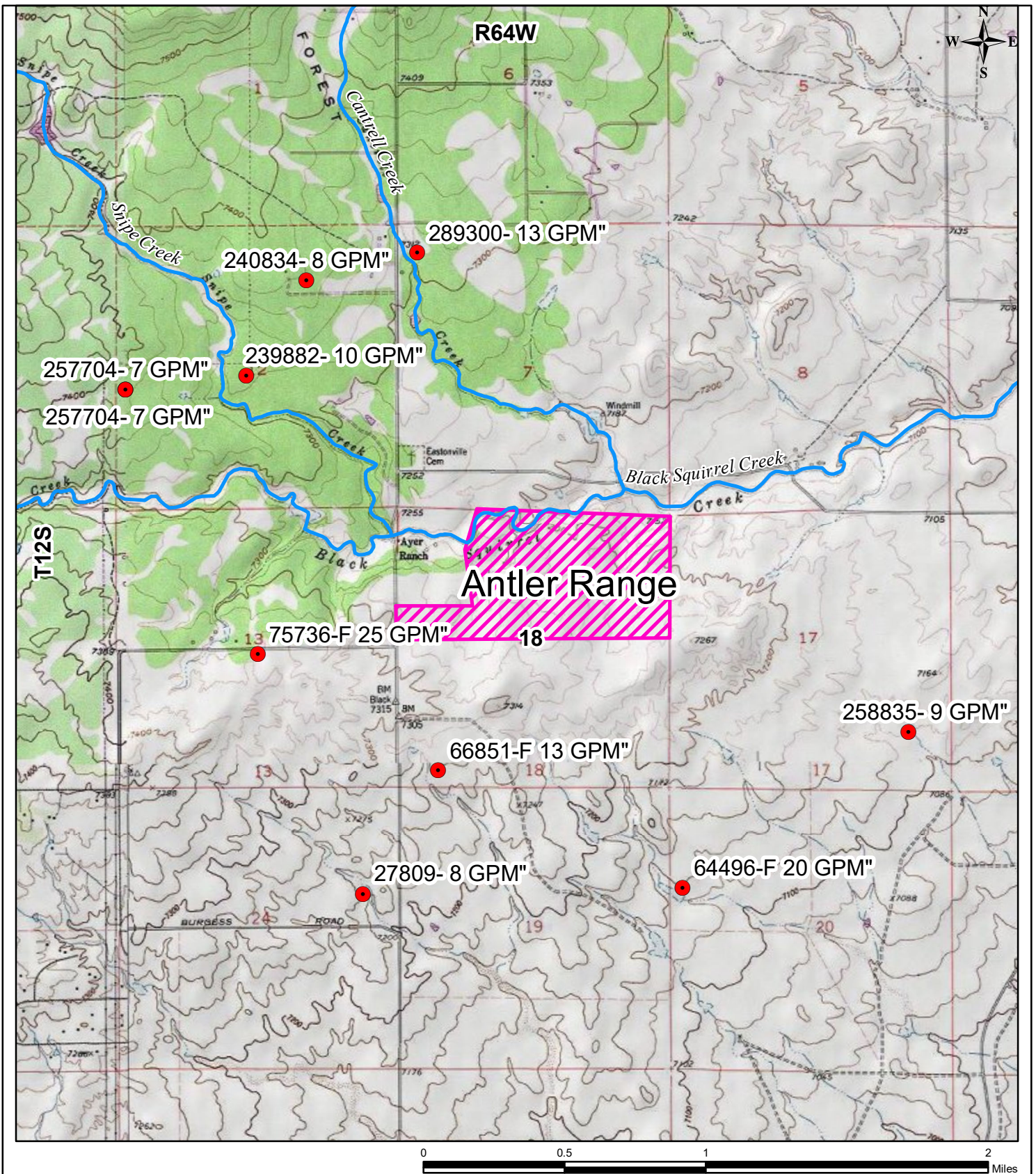


Craig M Lis, P.E.
Principal Engineer

Enclosures: Figure 1 – Antler Range Development Denver Wells
Colorado Ground Water Commission Determination No. 1017-BD
Warranty Deed recorded with El Paso County on January 17, 2007
Form GWS-76, Water Supply Information Summary

² <https://cdss.colorado.gov/>

³ <https://maps.dnrgis.state.co.us/dwr/Index.html?viewer=mapviewer>



Coordinate System: NAD 1983 UTM Zone 13N
 Projection: Transverse Mercator
 Datum: North American 1983
 Scale: 1:30,000

M&W
 MARTIN AND WOOD
 WATER CONSULTANTS, INC.
 538 Commons Drive
 Golden, CO 80401
 (303) 526-2600
 www.martinandwood.com

Figure 1
 Antler Range Development
 Denver Wells

Job No.: 1019.2
 Date: 2/6/2025
 Drawn: CML

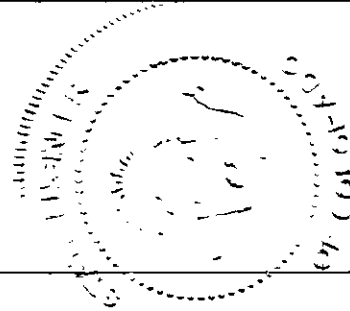
**COLORADO GROUND WATER COMMISSION
FINDINGS AND ORDER**

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

APPLICANT: RICHARD B. AYER

AQUIFER: DENVER

DETERMINATION NO.: 1017-BD



In compliance with Section 37-90-107(7), C.R.S., and the Designated Basin Rules, 2 CCR 410-1, Richard B. Ayer, (hereinafter "applicant") submitted an application for determination of water right to allow the withdrawal of designated ground water from the Denver Aquifer.

FINDINGS

1. The application was received complete by the Colorado Ground Water Commission on November 1, 2005.
2. The applicant requests a determination of rights to designated ground water in the Denver Aquifer (hereinafter "aquifer") underlying 285.3 acres, generally described as part of the North half of Section 18, Township 12 South, Range 64 West of the 6th Principal Meridian, in El Paso County. According to a signed statement dated September 30, 2005, the applicant owns the 285.3 acres of land, as further described in said affidavit which is attached hereto as Exhibit A, and claims control of the ground water in the aquifer underlying this land area.
3. The proposed annual amount of ground water to be allocated and withdrawn from the aquifer for intended beneficial uses is the maximum allowable amount.
4. The above-described land area overlying the ground water claimed by the applicant is located within the boundaries of the Upper Black Squirrel Creek Designated Ground Water Basin and within the Upper Black Squirrel Creek Ground Water Management District. The Colorado Ground Water Commission (hereinafter "Commission") has jurisdiction.
5. The applicant intends to apply the allocated ground water to the following beneficial uses: domestic, commercial, industrial, irrigation, stock watering, and replacement supply. The applicant's proposed place of use of the allocated ground water is the above-described 285.3-acre land area.
6. The quantity of water in the aquifer underlying the 285.3 acres of land claimed by the applicant is 14,065 acre-feet. This determination was based on the following as specified in the Designated Basin Rules:
 - a. The average specific yield of the saturated permeable material of the aquifer underlying the land under consideration that could yield a sufficient quantity of water that may be extracted and applied to beneficial use is 17 percent.

- b. The average thickness of the saturated permeable material of the aquifer underlying the land under consideration that could yield a sufficient quantity of water that may be extracted and applied to beneficial use is 290 feet.
7. At this time, there is no substantial artificial recharge that would affect the aquifer within a one hundred year period.
 8. Pursuant to Section 37-90-107(7), C.R.S., and in accordance with the Designated Basin Rules, the Commission shall allocate ground water in the aquifer based on ownership of the overlying land and an aquifer life of one hundred years. Therefore, the maximum allowed average annual amount of ground water in the aquifer that may be allocated for withdrawal pursuant to the data in the paragraphs above for the 285.3 acres of overlying land claimed by the applicant is 140.7 acre-feet.
 9. A review of the records in the Office of the State Engineer has disclosed that large-capacity wells located on or in the vicinity of the applicant's claimed overlying land area have previously received allocations, by appropriation, of ground water from the aquifer. Approval of the determination of water right would result in unreasonable impairment to these existing water rights unless terms and conditions are included to prevent such effect. The well permit numbers and other relevant data concerning such rights are set forth and attached hereto as Exhibit B. In accordance with Rule 5.3.3.1 of the Designated Basin Rules, the quantity of ground water in the aquifer underlying the land claimed by the applicant in Exhibit A which is considered available for allocation has been reduced to 13,996 acre-feet or a maximum average annual amount of 140.0 acre-feet. This reduction was based on a calculation of the area necessary to provide a quantity of water underlying such an area as would be sufficient, for the persons entitled to divert water under existing rights, to divert the allowed maximum (average) annual amount of water from the aquifer for the minimum useful life of the aquifer (100 years). The effect of this calculation is to effectively reduce the land area available for calculating the quantity of water underlying the land claimed by the applicant to 283.9 acres. Except for the above-described existing rights, review of the records in the Office of the State Engineer finds no other previous allocations or permitted withdrawals from the aquifer underlying the claimed land area.
 10. Pursuant to Section 37-90-107(7)(c)(III), C.R.S., an approved determination of water right shall be considered a final determination of the amount of ground water so determined; except that the Commission shall retain jurisdiction for subsequent adjustment of such amount to conform to the actual local aquifer characteristics from adequate information obtained from well drilling or test holes.
 11. The ability of wells permitted to withdraw the authorized amount of water from this non-renewable aquifer may be less than the one hundred years upon which the amount of water in the aquifer is allocated, due to anticipated water level declines.
 12. In accordance with Rule 5.3.6 of the Designated Basin Rules, it has been determined that withdrawal of ground water from the aquifer underlying the land claimed by the applicant will, within one hundred years, deplete the flow of a natural stream or its alluvial aquifer at an annual rate greater than one-tenth of one percent of the annual rate of withdrawal and, therefore, the ground water is considered to be not-nontributary ground water. Also, the location of the land claimed by the applicant is farther than one mile from the aquifer contact

with the alluvium. The Designated Basin Rules require that at least four percent (4%) of the amount of water withdrawn annually must be returned to the uppermost aquifer in the vicinity of the permitted point or points of withdrawal.

13. In accordance with Section 37-90-107(7), C.R.S., upon Commission approval of a determination of water right, well permits for wells to withdraw the authorized amount of water from the aquifer shall be available upon application, subject to the conditions of this determination and the Designated Basin Rules and subject to approval by the Commission.
14. On July 7, 2006, in accordance with Rule 9.1 of the Designated Basin Rules, a letter was sent to the Upper Black Squirrel Creek Ground Water Management District requesting written recommendations concerning this application. No written recommendations from the district were received.
15. The Commission Staff has evaluated the application relying on the claims to control of the ground water in the aquifer made by the applicant.
16. In accordance with Sections 37-90-107(7) and 37-90-112, C.R.S., the application was published in the *Ranchland News* newspaper on July 13 and 20, 2006.
17. No objections to the determination of water right and proposed allocation of ground water were received within the time limit set by statute.
18. In order to prevent unreasonable impairment to the existing water rights of others within the Upper Black Squirrel Creek Designated Ground Water Basin it is necessary to impose conditions on the determination of water right and proposed allocation of ground water. Under conditions as stated in the following Order, no unreasonable impairment of existing water rights will occur from approval of this determination of water right or from the issuance of well permits for wells to withdraw the authorized amount of allocated ground water from the aquifer.

ORDER

In accordance with Section 37-90-107(7), C.R.S., and the Designated Basin Rules, the Colorado Ground Water Commission orders that the application for determination of rights to designated ground water in the Denver Aquifer underlying 285.3 acres, generally described as part of the North half of Section 18, Township 12 South, Range 64 West of the 6th Principal Meridian, is approved subject to the following conditions:


19. The allowed average annual amount of withdrawal of ground water from the aquifer shall not exceed 140.0 acre-feet. The allowed maximum annual amount of withdrawal may exceed the allowed average annual amount of withdrawal as long as the total volume of water withdrawn does not exceed the product of the number of years since the date of approval of this determination times the allowed average annual amount of withdrawal.
20. To conform to actual aquifer characteristics, the Commission may adjust the allowed average annual amount of ground water to be withdrawn from the aquifer based on analysis of

geophysical logs or other site-specific data if such analysis indicates that the initial estimate of the volume of water in the aquifer was incorrect.

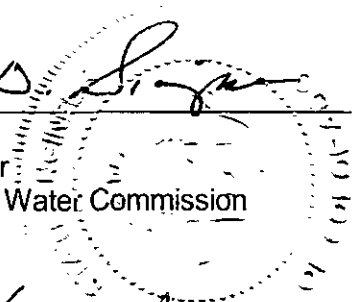
21. The applicant may pump the allowed average annual amount of withdrawal and the allowed maximum annual amount of withdrawal from one or more wells of a well field in any combination, so long as the total combined withdrawal of the wells does not exceed the amounts described in this Order.
22. At least four percent (4%) of the amount of water withdrawn annually must be returned to the uppermost aquifer in the vicinity of the permitted point or points of withdrawal.
23. The use of ground water from this allocation shall be limited to the following beneficial uses: domestic, commercial, industrial, irrigation, stock watering, and replacement supply. The place of use shall be limited to the above-described 285.3-acre land area.
24. The applicant, or subsequent persons controlling this water right, shall record in the public records of the county - in which the claimed overlying land is located - notice of transfer of any portion of this water right to another within sixty days after the transfer, so that a title examination of the above-described 285.3-acre land area, or any part thereof, shall reveal the changes affecting this water right. Such notice shall consist of a signed and dated deed which indicates the determination number, the aquifer, a description of the above-described land area, the annual amount of ground water (acre-feet) transferred, name of the recipient, and the date of transfer.
25. Subject to the above conditions, well permits for wells to withdraw the allocated annual amount of water from the aquifer shall be available upon application subject to approval by the Commission and the following conditions:
 - a. The wells shall be located on the above-described 285.3-acre overlying land area.
 - b. The wells must be constructed to withdraw water from only the Denver Aquifer. Upon application for a well permit to construct such a well, the estimated top and base of the aquifer at the proposed well location will be determined by the Commission and indicated on the approved well permit. Plain non-perforated casing must be installed, grouted and sealed to prevent diversion of ground water from other aquifers and the movement of ground water between aquifers.
 - c. The entire depth of each well must be geophysically logged prior to installing the casing as set forth in Rule 9 of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7.
 - d. Each well shall be constructed within 200 feet of the location specified on the approved well permit, but must be more than 600 feet from any existing large-capacity well completed in the same aquifer.
 - e. A totalizing flow meter or other Commission-approved measuring device shall be installed on each well and maintained in good working order by the well owner. Annual diversion records shall be collected and maintained by the well owner and submitted to the Commission or the Upper Black Squirrel Creek Ground Water Management District upon their request.


- f. The well owner shall mark the well in a conspicuous place with the permit number and the name of the aquifer. The well owner shall take necessary means and precautions to preserve these markings.
26. A copy of this Findings and Order shall be recorded by the applicant in the public records of the county in which the claimed overlying land is located so that a title examination of the above-described 285.3-acre overlying land area, or any part thereof, shall reveal the existence of this determination.

Dated this 19th day of December, 2006.



Hal D. Simpson
Executive Director
Colorado Ground Water Commission



By: 

Keith Vander Horst, P.E.
Supervisor, Designated Basins

Prepared by: GMB

FIND-1206-03

EXHIBIT A

Page 1 of 2

RECEIVED

GWS-1 (Rev, Sept 1996)

1017-BD

NOV 01 2005

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

WATER RESOURCES
STATE ENGINEER
COLORADO

NONTRIBUTARY GROUND WATER LANDOWNERSHIP STATEMENT

I (we) Richard B. Ayer

(Name)

claim and say that I (we) am (are) the owner(s) of the following described property consisting of 292.9253 acres in the County of El Paso, State of Colorado:

See Attached Legal Description

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

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

Richard B. Ayer

Richard B. Ayer

30 SEP 05

(Date)

Shirley J. Ayer

Shirley J. Ayer

9/30/05

(Date)

INSTRUCTIONS:

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

LEGAL DESCRIPTION:

The North ½ of Section 18, Township 12 South, Range 64 West of the 6th P.M., El Paso County Colorado except those portions conveyed in Warranty Deeds recorded in Book 2364 at Page 289 and in Book 3414 at Page 217 of the records of the clerk and recorder of said County and except any portion found to be lying within Latigo Country Estates Filing No.1, recorded in Plat Book D-3 at Page 5 of said records, more particularly described as follows:

BEGINNING at the West ¼ corner of said Section 18; thence N 00°01'46" E (all bearings used in this description are relative to the West line of the Northwest ¼ of said Section 18 and assumed to be N 00°01'46" E) on the West line said Northwest ¼ of said Section 18, 1851.91 feet to a point on the Southerly line of that tract of land described in Book 2364 at Page 289 of said records: thence Easterly and Northerly on the Southerly and Easterly lines of said tract for the following two (2) courses; (1) thence N 80°01'46" E, 289.37 feet; (2) thence N 00°01'46" E, 246.79 feet to a point on the Southerly line of that tract of land described in Book 3414 at Page 217 of said records; thence on the Southerly and Easterly lines of said tract for the following four (4) courses; (1) thence S 73°00'17" E, 417.44 feet; (2) thence N 63°41'45" E, 182.90 feet; (3) thence S 66°20'47" E, 571.19 feet; (4) thence N 12°02'48" E, 756.95 feet to a point on the South line of the aforementioned Latigo Country Estates Filing No. 1; thence on said South line for the following two (2) courses; (1) thence S 89°03'55" E, 224.99 feet; (2) thence N 73°29'34" E, 3.47 to a point on the North line of said Section 18; thence S 89°15'44" E on said North line, 1673.16 feet to a point on the aforementioned South line of Latigo Country Estates Filing No.1; thence on said South line for the following five (5) courses; (1) thence S 79°47'59" E, 140.68 feet; (2) thence S 76°04'16" E, 177.22 feet; (3) thence N 77°17'17" E, 186.46 feet; (4) thence N 88°44'05" E, 573.80 feet; (5) thence S 74°05'06" E, 610.14 feet to a point on the East line of said Section 18, said line also being the West line of The Trails Filing No.1 as recorded in Plat Book D-4 at Page 96 of said records; thence S 00°06'41" E on said line, 2474.89 feet to the East ¼ corner of said Section 18; thence N 89°18'34" W on the South line of the North ½ of said Section 18, 5089.68 feet to the Point of Beginning and containing 285.269 acres more or less.

Prepared by: Davis Land Surveying, Inc.
Address: 5585 Erindale Dr., Suite 204
Colorado Springs, CO 80918
Telephone: (719) 488-5588
Date: 10/26/05

EXHIBIT B

1017-BD

APPLICANT: **Richard B. Ayer**

AQUIFER: **Denver**

<u>WELL NUMBER</u>	<u>1/4</u>	<u>1/4</u>	<u>SEC</u>	<u>TWP</u>	<u>RNG</u>	<u>AF</u>	<u>ST^(ft)</u>	<u>SY</u>	<u>RADIUS^(ft)</u>	<u>AREA</u>
17051-F	SE	SW	7	12 S	64 W	22.5	305	0.17	531	1.4

WELL NUMBER = WELL PERMIT NUMBER, REGISTRATION NUMBER OR WATER COURT CASE AND WELL NUMBER

AF = THE ANNUAL APPROPRIATION OF THE WELL IN ACRE-FEET

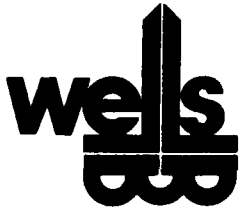
ST = THICKNESS OF THE SATURATED AQUIFER MATERIAL AT THE WELL LOCATION IN FEET

SY = SPECIFIC YIELD OF THE SATURATED AQUIFER MATERIAL AT THE WELL LOCATION AS A PERCENT

RADIUS = THE RADIUS OF THE CYLINDER OF APPROPRIATION IN FEET

AREA = THE AREA OF THE APPLICANT'S CLAIMED OVERLYING LAND AREA THAT IS OVERLAPPED BY THE CYLINDER OF APPROPRIATION - IN ACRES.

- (i) The cylinder of appropriation for each well was computed in accordance with Rule 4.2.15 of the Designated Basin Rules.
- (ii) In accordance with Rule 5.3.3.1 of the Designated Basin Rules, the number of acres of overlying land to be used in determining the available water in storage in the subject aquifer shall be reduced by the number of acres of each cylinder that overlaps the claimed land area.
- (iii) The cylinder effectively prevents unreasonable impairment to the amount of claimed appropriation for each well.
- (iv) Calculation of such a cylinder does not constitute staff clarification or Commission final determination of any water right associated with the subject well. The timely beneficial use and annual appropriations claimed for these wells – the amounts used in the cylinder calculation – are based on the well owner's statements and other information in the well permit files.
- (v) The actual allowed permitted annual appropriation amount for each well may require more complete beneficial use data and clarification, and is subject to verification by the Ground Water Commission and publication for public review prior to issuance of a final permit.
- (vi) The well with Permit No. 17051-F is completed to withdraw ground water from both the Dawson and Denver aquifers. The proportion of appropriation from each aquifer is based on the interval of that aquifer through which the well is completed.



Wm. CURTIS WELLS & CO. / *consulting geologists*
13842 legend way #101 / broomfield, co 80020
telephone (303) 466-3801 / fax 465-5859

RECEIVED

JUN 14 2007

WATER RESOURCES
STATE ENGINEER
C.O.D.

June 13, 2007

Mr. Eric Thoman
Colorado Division of Water Resources
1313 Sherman Street, #818
Denver, CO 80203

Re: Ownership Change, Determination of Water Rights Nos. 1015, 1016, 1017 and 1018-BD, El Paso County, Colorado.
Job No. 6216

Dear Eric:

Attached is a special warrantee deed transferring a pro-rata share of the ground water considered in Determinations Nos. 1015, 1016, 1017 and 1018-BD which are for the Laramie Fox Hills, Arapahoe, Denver and Dawson aquifers, respectively. As shown, my client Antler Range LLC, is the owner of 244/285th of the ground water considered in these Determinations. The addresses of the water right owners are as follows:

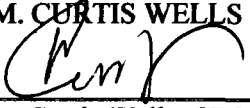
Antler Range, LLC
c/o Grant Langdon
6040 N. 22nd Place
Phoenix, AZ 85016

Richard and Shirley Ayer
12558 Meridian Road
Elbert, CO 80106

Based on this recorded deed, please modify the Commission's records to reflect this ownership change. If you have questions, please call.

Very truly yours,

WM. CURTIS WELLS & CO.



Wm. Curtis Wells, CPG
Consulting Ground Water Geologist

cc: Grant Langdon

When Recorded Mail to:
Antler Range, LLC
6040 N. 22nd Place
Phoenix, AZ 85016

ROBERT C. "BOB" BALINK El Paso County, CO
01/17/2007 02:40:58 PM
Doc \$0.00 Page
Rec \$11.00 1 of 2 207008502

RECEIVED

JUN 14 2007

WATER RESOURCES
STATE ENGINEER
LAND

WATER RIGHTS SPECIAL WARRANTY DEED

GRANTORS: RICHARD B. AYER and SHIRLEY S. AYER
12558 Meridian Road, Elbert CO 80106

GRANTEE: ANTLER RANGE, LLC,
A COLORADO LIMITED LIABILITY COMPANY
6040 N. 22ND PLACE, PHOENIX, AZ 85016

On this 9th day of October, 2006, Richard B. Ayer and Shirley S. Ayer, 12558 Meridian Road, Elbert CO 80106 ("Grantors"), for consideration now paid to them, the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, sell, convey and confirm to Antler Range, LLC, a Colorado limited liability company, whose address is 6040 N. 22ND Place, Phoenix, AZ 85016 ("Grantee"), all right, title and interest in and to all water and water rights, both tributary and nontributary, whether adjudicated or nonadjudicated, decreed or undecreed, and all ditches and ditch rights, reservoir, seepage, spring and pond rights, water wells and well rights, State Engineer filings, well registration statements and well permits, water taps, reservoir and reservoir rights, which are, have been or may be used on or in connection with, or are appurtenant to, or located on or underlying or in any way associated with the real property described on Exhibit A attached hereto (the "Property"), including, but not by way of limitation, the following water rights pursuant to the following decrees and permits::

A 244/285th share of all water rights determined pursuant to Colorado Ground Water Commission Findings and Orders 1015 BD, 1016 BD, 1017 BD and 1018 BD, which 244/285th share is equal to the following amounts:

<u>Aquifer</u>	<u>Average Annual Amount/ Acre-Feet</u>	<u>Total Acre-Feet</u>
Dawson	134.3 Acre-feet	13435 Acre-feet
Denver	119.9 Acre-feet	12042 Acre-feet
Arapahoe	89.3 Acre-feet	8928 Acre-feet
Laramie-Fox Hills	69.6 Acre-feet	6961 Acre-feet

Grantors hereby grant to Grantee all right, title and interest in and to the water rights determined under the pending application before the Colorado Ground Water Commission for approval of a replacement plan pursuant to Colorado Ground Water Commission Findings and Order 1018 BD;

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right title, interest, claim and demand whatsoever of the Grantors, either in law or in equity, of, in and to the above bargained water rights, with the hereditaments and appurtenances; TO HAVE AND TO HOLD the water right above bargained, assigned and described, with the appurtenance, unto Grantee and its successors and assigns forever.

IN WITNESS WHEREOF, Grantors have hereunto set their hand and seal the day and year first above written.

Richard B. Ayer
Richard B. Ayer

Shirley S. Ayer
Shirley S. Ayer

STATE OF COLORADO)
COUNTY OF EL PASO) SS

The foregoing Instrument was acknowledged before me on 10-9-06 by Richard B. Ayer and Shirley S. Ayer.

Witness my hand and official seal.

My Commission Expires: _____

[Signature]
Notary Public

CRAIG A PARKER
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 08/18/2009

LTCS

LTP2489

RECEIVED

JUN 14 2007

WATER RESOURCES
STATE ENGINEER
[illegible]

**EXHIBIT A
LEGAL DESCRIPTION:**

The North ½ of Section 18, Township 12 South, Range 64 West of the 6th P.M., El Paso County Colorado except those portions conveyed in Warranty Deeds recorded in Book 2364 at Page 289 and in Book 3414 at Page 217 of the records of the clerk and recorder of said County and except any portion found to be lying within Latigo Country Estates Filing No. 1, recorded in Plat Book D-3 at Page 5 of said records and except a 40.77 acre tract in the Northwest ¼ of said Section 18, more particularly described as follows:

BEGINNING at the West ¼ corner of said Section 18; thence N 00°01'46" E (all bearings used in this description are relative to the West line of the Northwest ¼ of said Section 18 and assumed to be N 00°01'46" E) on the West line said Northwest ¼, 733.50 feet to a point on the Southerly line of the aforementioned 40.77 acre tract of land; thence Easterly and Northerly on the Southerly and Easterly lines of said tract for the following two (2) courses; (1) thence S 89°18'55" E 1424.82 feet; (2) thence N 03°34'23" W, 1064.36; (3) thence N 07°48'04" E, 100.84 feet to a point on the East line of that tract of land described in Book 3414 at Page 217 of said records; thence N 12°02'48" E on the East line of said tract to a point on the South line of the aforementioned Latigo Country Estates Filing No. 1; thence on said South line for the following two (2) courses; (1) thence S 89°03'55" E, 224.99 feet; (2) thence N 73°29'34" E, 3.47 to a point on the North line of said Section 18; thence S 89°15'44" E on said North line, 1673.16 feet to a point on the aforementioned South line of Latigo Country Estates Filing No. 1; thence on said South line for the following five (5) courses; (1) thence S 79°47'59" E, 140.68 feet; (2) thence S 76°04'16" E, 177.22 feet; (3) thence N 77°17'17" E, 186.46 feet; (4) thence N 88°44'05" E, 573.80 feet; (5) thence S 74°05'06" E, 610.14 feet to a point on the East line of said Section 18, said line also being the West line of The Trails Filing No. 1 as recorded in Plat Book D-4 at Page 96 of said records; thence S 00°06'41" E on said line, 2474.89 feet to the East ¼ corner of said Section 18; thence N 89°18'34" W on the South line of the North ½ of said Section 18, 5089.68 feet to the Point of Beginning and containing 244.496 acres more or less.

FORM NO.
GWS-76
05/2011

WATER SUPPLY INFORMATION SUMMARY
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER
1313 Sherman St., Room 821, Denver, CO 80203
Main (303) 866-3581 dwr.colorado.gov

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

1. NAME OF DEVELOPMENT AS PROPOSED: **Antler Range**

2. LAND USE ACTION: **Subdivision**

3. NAME OF EXISTING PARCEL AS RECORDED:

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

4. TOTAL ACREAGE: **244** 5. NUMBER OF LOTS PROPOSED **78** PLAT MAP ENCLOSED? YES or NO

6. PARCEL HISTORY – Please attach copies of deeds, plats, or other evidence or documentation.

A. Was parcel recorded with county prior to June 1, 1972? YES or NO

B. Has the parcel ever been part of a division of land action since June 1, 1972? YES or NO

If yes, describe the previous action:

7. LOCATION OF PARCEL – Include a map delineating the project area and tie to a section corner.

 1/4 of the ~~N1/2~~ **N1/2**, Section **18**, Township **12** N or S, Range **64** E or W

Principal Meridian (choose only one): Sixth New Mexico Ute Costilla

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 Easting: _____

Northing: _____

8. PLAT – Location of all wells on property must be plotted and permit numbers provided.

Surveyor's Plat: YES or NO If not, scaled hand drawn sketch: YES or NO

9. ESTIMATED WATER REQUIREMENTS

USE	WATER REQUIREMENTS	
	Gallons per Day	Acre-Feet per Year
HOUSEHOLD USE # 84 of units	268 per unit	0.30 per unit
COMMERCIAL USE # _____ of S. F	_____	_____
IRRIGATION # 7.01 of acres	156 per lot	0.175 per lot
STOCK WATERING # 0 of head	_____	_____
OTHER: _____	_____	_____
TOTAL	_____	_____

10. WATER SUPPLY SOURCE

EXISTING WELL DEVELOPED SPRING

WELL PERMIT NUMBERS _____

MUNICIPAL
 ASSOCIATION
 COMPANY
 DISTRICT

NAME _____
LETTER OF COMMITMENT FOR SERVICE YES or NO

NEW WELLS -

PROPOSED AQUIFERS – (CHECK ONE)

ALLUVIAL UPPER ARAPAHOE
 UPPER DAWSON LOWER ARAPAHOE
 LOWER DAWSON LARAMIE FOX HILLS
 DENVER DAKOTA

OTHER: _____

WATER COURT DECREE CASE NUMBERS:
1017-BD

11. WAS AN ENGINEER'S WATER SUPPLY REPORT DEVELOPED? YES or NO IF YES, PLEASE FORWARD WITH THIS FORM. (This may be required before our review is completed.)

12. TYPE OF SEWAGE DISPOSAL SYSTEM

SEPTIC TANK/LEACH FIELD

LAGOON

ENGINEERED SYSTEM (Attach a copy of engineering design.)

CENTRAL SYSTEM
DISTRICT NAME: _____

VAULT

LOCATION SEWAGE HAULED TO: _____

OTHER: