Tim Naylor, Hannah Dutrow

AGPROfessional

T3 Land & Investment, LLC

Amended Special Use

Planning Commission Hearing

February 13, 2023

7:00 P.M.

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MORGAN COUNTY
PLANNING AND BUILDING DEPARTMENT

MORGAN COUNTY PLANNING COMMISSION
FILE SUMMARY
February 2, 2023
Hearing date – February 13, 2023

APPLICANT: Tim Naylor and Hannah Dutrow, AGPROfessionals
OWNER: T3 Land & Investment, LLC

This application is for an Amendment to a Special Use Permit to allow for the expansion of an existing permitted Pinneo Feedlot livestock confinement operations which was granted by Resolution 90 BCC 57 and amended in Resolution 97 BCC 51 and are included in your packets. The permitted area is located in part of Sections 32 and Section 33, Township 4 North, Range 55 West, and part of the North half of Section 4, Township 3 North, Range 55 West of the 6th PM, Morgan County, Colorado aka 32295 Hwy 34, Brush, Colorado 80723

The owner is requesting an expansion from 44,000 head of cattle to 65,000 head of cattle or from approximately 35,000 animal units to 51,350 animal units respectively. In addition, they intend to install additional pens east of the existing pens within the existing footprint of the feedlot operations. The proposed pens will be graded and drained to a new proposed pond. The existing containment areas will not be expanded or changed. The property is zoned Agriculture Production.

In reviewing this application, the Planning Commission and Board of County Commissioners are required to make a finding that the criteria for granting a Use by Special Review in Section 2-395 of the Morgan County zoning regulations has been met.

Section 2-395 Special Use Permit Criteria:

A. The use and its location as proposed are in conformance with the Morgan County Comprehensive Plan. Specifically:

The property is located in the Brush-East Activity Center planning area as defined by the Morgan County Comprehensive Plan. The area east of Brush remains agriculture that must be protected and allowed to expand. In this area Comprehensive Plan goals include:

Encourage the preservation of agricultural production land to ensure continuation of this important industry.
The request to expand the livestock confinement operation will encourage the preservation and continuation of the industry.

Maintain open space buffer around livestock facilities.
The proposed expansion would be to the east and will allow the open space buffer along the western border of the site to remain.

B. The application documents are complete and present a clear picture of how the use is to be arranged on the site.

C. The Site Plan conforms to the district design standards of Section 2-420 and Section 4-200 of the Morgan County Zoning Regulations.

D. All on and off-site impacts have been satisfactorily mitigated either through agreement, public improvement, site plan requirements or other mitigation measures.

The operation is existing and the additional impacts are expected to be minimal. Proposed use impacts upon existing uses are detailed in the included Nuisance Control Plan and in the Preliminary Environmental System Design.

E. The special use proposed has been made compatible with the surrounding uses and is adequately buffered from any incompatible uses by distance and topography.

Buffering from adjacent agricultural uses is not necessary.

F. The special use poses no or minimal risk to the public health, safety and welfare.

Amending the original granted Special Use Permit will not increase risk to public health, safety or welfare.

G. The special use proposed is not planned on a nonconforming parcel.

The proposed amendment is located on a conforming parcel.

H. The applicant has adequately documented a public need for the project. The Applicant has submitted all pertinent technical information, has demonstrated that it has adequate financial resources to implement the project, and has paid all County fees and review costs.

The existing feedlot operation supplies cattle for consumption and to local facilities to be made into food products.

I. For any special use requiring a supply of water that the applicant has demonstrated a source of water which is adequate for the proposed use in terms of quantity and reliability and in the case of human consumption, quantity, quality, and reliability.

Water is adequate using wells, well permits are included in this packet.

The following conditions are recommended if the Amended Special Use Permit is approved:

1. Documentation from Colorado Department of Transportation regarding the current access and possible new access permit.

Nicole Hay,
Morgan County Planning Administrator

R E S O L U T I O N

90 BCC 57

WHEREAS, on December 21, 1990, pursuant to public notice, the Board of County Commissioners of Morgan County, Colorado, at a special meeting held a public hearing on the application of FARMERS STATE BANK OF BRUSH and BOOTH LAND AND LIVESTOCK COMPANY. Applicants requested a special use permit for conducting a commercial feedlot or animal confinement operation and accessory uses upon property which is presently zoned as Agricultural Production District (A), and which property is located in Morgan County, Colorado, with the parcels being described as follows:

PARCEL A:
W½ Section 33, Township 4 North, Range 55 West of the 6th P.M. AND tract of land in the NW¼ Section 4, Township 3 North, Range 55 West of the 6th P.M., Morgan County, Colorado, described as follows: Beginning at a point 212 feet South of the NW corner of said Section 4; thence North along the West line of same Section 212 feet to the same NW corner of Section 4; thence East along the North section line of Section 4, 2670 feet to a point on the 1/2 section line of Section 4; thence South 792 feet on said 1/2 section line to a point on the North right of way line of Highway 34; thence NW along highway right of way on a bearing North 78°17' West 2774 feet more or less to the point of beginning, EXCEPT a tract or parcel of land in the NW¼ of Section 4, Township 3 North, Range 55 West of the 6th P.M., in Morgan County, Colorado, said tract or parcel being more particularly described as follows: Beginning at a point on the West line of Section 4, Township 3 North, Range 55 West from which point the NW corner of said Section 4 bears N.0°07'W. a distance of 210.4 feet; thence along the West line of said Section 4, S.0°07'E. a distance of 127.7 feet; thence 50.0 feet Southerly of and parallel to the center line of the project, S.78°17'E. a distance of 2746.5 feet to a point on the North and South 1/4 line of said Section 4; thence along the North and South 1/4 line of said Section 4, N.2°52'W. a distance of 129.2 feet;

thence 75 feet Northerly of and parallel to the center line of the project N.78°17'W. a distance of 2740.2 feet more or less to the point of beginning.

PARCEL B:
That part of the E½SE¼ of Section 32, Township 4 North, Range 55 West of the 6th P.M. which is more particularly described as follows, to-wit: Commencing at a point on the East side of the said SE¼ of Section 32, 1192.2 feet north of the Southeast corner of said Section 32; thence South 88°24' West 74.1 feet; thence North 24°47' West 792 feet; thence North 4°57' West 508.6 feet; thence South 77°35' East 230.5 feet; thence South 73°00' East 234.8 feet to a point on the East side of said SE¼ Section 32; thence South along the East side of said SE¼ of Section 32, 1105.4 feet to the point of beginning.

WHEREAS, the file was reviewed by the County Zoning Administrator. Following his presentation, he answered questions of the Board of County Commissioners relative to various aspects of the application, accompanying maps and drawings, as well as the findings of the Morgan County Planning Commission. Following the presentation by the Administrator, those representing the applicant supplemented the presentation and answered questions of the Board. No one appeared in opposition to the application.

The proposed purchaser, Booth Land and Livestock Company, has a history of cattle feeding experience and is currently involved in the feeding of cattle in several locations. The reactivation of this lot would be economically beneficial to Morgan County.

It was noted that this request relates to a commercial feedlot which has been in operation at its present location since 1955 and which is more commonly known as the Boxer Feedlot. There have been a moderate amount of livestock on the property and the continued

use of the wells, corrals and shop area. It is believed that there have been in excess of 20,000 head of cattle on feed in this lot over an extended period of time and it is estimated that the lot will hold several thousand more head of cattle since the prospective purchaser is anticipating spending considerable funds on the facility to make the operation more economical.

WHEREAS, as the conclusion of the hearing, the Commissioners made the additional following findings:

1. That the use of the property complies with the intent of the Morgan County Comprehensive Plan for the area in question.

2. That such a use is a use permitted by special review in an Agricultural Production District (A).

3. That such a use is within the zoning classification and is compatible with the area and in harmony, as well as the character of the neighborhood.

4. That there is a need for such proposed use.

Upon motion made by Commissioner Bass, seconded by Commissioner Neb and unanimously carried, the following resolution was adopted:

RESOLVED, that the application of FARMERS STATE BANK OF BRUSH and BOOTH LAND AND LIVESTOCK COMPANY for a special use permit as hereinbefore set forth, be and the same is hereby granted, subject to applicant complying with all regulatory agency requirements in protection of the health, welfare and safety of the inhabitants of the area and the County.

FURTHER RESOLVED, that this Board retains continuing jurisdiction over this matter. In the event that there are matters which subsequently arise which cannot be resolved among the parties in interest, the Board, or any party in interest, may request a public hearing upon the issues. A public hearing thereon shall be held following public notice as outlined in the Zoning Resolution.

Dated this 21st day of December, 1990.

BOARD OF COUNTY COMMISSIONERS
MORGAN COUNTY, COLORADO

Robert T. Ermel
Chairman

Richard D. Nel
Commissioner

Bruce B. Bass
Commissioner

ATTEST:

Fay A. Johnson
FAY A. JOHNSON
CLERK TO THE BOARD

(SEAL)

RESOLUTION
97 BCC 51

A RESOLUTION GRANTING A USE BY SPECIAL REVIEW

WHEREAS, on July 18, 1997, the Board of County Commissioners of Morgan County, Colorado held a public hearing pursuant to the Morgan County Zoning and Subdivision Regulations on the application of Pinneo Feedlots, Inc. for a Use by Special Review to expand a livestock confinement operation located in the E½ of Section 33, Township 4 North, Range 55 West of the 6th P.M., a/k/a 32295 U.S. Highway 34, Brush, Colorado, and

WHEREAS, the notice of public hearing was properly published and the subject property was properly posted, and

WHEREAS, the Board of County Commissioners received testimony and evidence from the applicant, and

WHEREAS, the Board of County Commissioners received the testimony of the Morgan County Planning staff who recommended approval of this application, and

WHEREAS, the Morgan County Planning Commission had recommended approval of this application.

NOW BE IT RESOLVED by the Board of County Commissioners of Morgan County, Colorado that:

1. The application of Pinneo Feedlots, Inc. for a Special Use Permit for an expansion of an existing confined animal feeding operation located in the E½ of Section 33, Township 4 North, Range 55 West of the 6th P.M., a/k/a 32295 Highway 34, Brush, Colorado, is hereby granted.

2. The permit is in conformance with the Morgan County Comprehensive Plan.

3. All applicable design standards have been met. The County Commissioners retain continuing jurisdiction on the issue of design standards.

4. All on and off-site impacts have been satisfactorily mitigated by the terms and conditions of this permit. Mitigation measures shall include, but not be limited to the following:

a. When the final engineering plans for the facility are received, copies shall be forwarded to the County for inclusion in the applicant's file.

b. The applicant shall follow the dust abatement plan set forth in his application.

c. The applicant shall apply for readjudication from agriculture to commercial/agriculture of the water well known as the "Uhlenhopp Well" on its property.

d. The applicant's nuisance abatement plans, including its manure disposal and waste water plan, shall be followed.

5. The Board of County Commissioners reserves the right to amend the mitigation conditions of this permit based on future Colorado Health Department recommendations.

6. The special use has been made satisfactorily compatible with surrounding uses.

7. It is in the public health, safety and welfare to grant this application.

8. This parcel is located on a conforming parcel of land.

9. There is a public need for the project and all pertinent technical information has been provided to the County, and the applicant has sufficient financial resources to implement the project.

10. The Board of County Commissioners retain continuing jurisdiction on this permit to address future possible problems with the site and to insure compliance with the conditions of this permit. The County also retains jurisdiction and the right and authority of county personnel to inspect the site at any reasonable time.

11. Any information or correspondence received by the applicant which affects potential impacts on the surrounding area, shall be copies to the Morgan County Planning Department.

12. The applicant shall be responsible for complying with all the foregoing requirements and design standards. Noncompliance with any of the foregoing requirements and design standards may be reason for revocation of this permit by the Board of County Commissioners.

Dated this 22nd day of July, 1997.

BOARD OF COUNTY COMMISSIONERS
MORGAN COUNTY, COLORADO

John A. Crosthwait

John A. Crosthwait, Chairman

Mark A. Arndt

Mark A. Arndt, Commissioner

Cynthia L. Erker

Cynthia L. Erker, Commissioner

ATTEST:

Fay A. Johnson

Fay A. Johnson
Clerk to the Board

(SEAL)

ORIGINAL SUBMITTAL

Original Application

MORGAN COUNTY PLANNING
ZONING & BUILDING DEPT.
231 Ensign, P.O. Box 596
Fort Morgan, Colorado 80701
PHONE (970)542-3526
FAX (970)542-3509
E-MAIL: permits_licensing@co.morgan.us

PERMIT # SU2022 - 0002

Date Received 12/23/22 Received By SS
App Fee $500 Ck/CC #: 2435 Paid 12/23/22
Minor Amend Fee: $200 CK/CC #:_____ Paid __/__/__
Recording Fee $___ Ck/CC #:_____ Paid __/__/__
PC Date:__/__/__ BOCC Date:__/__/__
100 Year Floodplain? Y (N) Taxes Current? (Y) N

SPECIAL USE PERMIT APPLICATION

(Also to be used as application for Amendments to Existing Special Use Permits)

Landowner **MUST** Sign Application and Right to Farm Policy

APPLICANT

Name AGPROfessionals
Address 3050 67th Ave, Greeley, CO 80634
Phone (970) 535-9318
Email hdutrow@agpros.com

LANDOWNER

Name T3 Land & Investments LLC
Address PO BOX 408, Brush, CO 80723
Phone (970) 576-9992
Email dbtimmer49@hotmail.com

BRIEF DESCRIPTION OF INTENT

Present use of property Permitted SUP Livestock confinement facility for 44,000 head feedlot operation

Proposed use of property Expand facility to 65,000 head feedlot operation

PROPERTY LEGAL DESCRIPTION & TECHNICAL INFORMATION

Job Site Address or General Location if not addressed:
32295 HWY 34

**If more space is necessary, attach an extra page to application* See attached property descriptions

S: 32+33 T: 4 R: 55 ___½___¼___¼
Parcel #: 1035320000003 and 1035330000001
1233040000003

Property Size ~~320~~ (sq. ft. or acres) 787.25+/-
Zone District: A
Lot #(s): _____

Is property located within 1320' (1/4) of a livestock confinement facility? Y/N/A It is a feedlot.

SEE REQUIRED ATTACHMENT LIST ON BACK OF THIS PAGE.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED.

SPECIAL USE PERMIT REQUIRED ATTACHMENT LIST

Additional information may be required by staff

Fee: ☒ Non-Refundable Application Fee $500:
**Fee may be subject to change per section 2-160 of Morgan County Zoning Regulations*

Project Narrative: ☒ Narrative to include:

- ☒ Project Description
- ☒ Purpose of request
- ☒ Additional information to show project's intent
- ☒ How project will relate to or impact existing adjacent uses
- ☒ All off-site impacts and proposed mitigation measures
- ☐ Development or implementation schedule of project
- ☐ Proposed length of time the permit is desired
- ☐ Discussion of any public improvements required to complete the project & copies of pertinent improvements agreements
- ☒ Narrative of how this proposal complies with the Morgan County Comprehensive Plan
  https://morgancounty.colorado.gov/sites/morgancounty/files/Comprehensive-Plan-2008.pdf
- ☐ Narrative of how this proposal complies with the criteria for review of Special Use Permits *(see attached)*

Environmental Impacts: ☒ Discuss any environmental impacts the Special Use will have on:

☒ Air Quality	☒ Dust	☒ Existing Vegetation	☒ Land Forms
☒ Noise	☒ Odor	☒ Storm Water Runoff	☒ Water Resources
☒ Wetlands	☒ Wildlife	☒ Visual Amenities	☒ Other Pest Control x Mortalities x Wastewater

Site Map & Plans: ☒ **Site Plan** must be drawn to scale and show all existing/proposed structures with the setbacks from all property lines and other pertinent information required for the project, including widths. *See attached example and Morgan County Zoning Regulations, Section 2-420*

☐ Describe any **easements** required for the project including widths and other pertinent information ...*May be required to supply copies of easement agreements*

☐ **Drainage/Run-Off Control Plan** may be required if the Planning Administrator determines that the use or building meets one of the following criteria: (see Morgan County Zoning Regulations 3-130(G))

(1) The accessory use or building may have a drainage impact on adjacent properties;
(2) The accessory use or building may have a drainage impact on adjacent right of ways;
(3) The accessory structure is 5000 square feet or larger.

Ownership: ☐ Current title insurance commitment (last 30 days)

Utilities/Access: ☒ Water tap must be paid in full and well must be fully operational.

☒ **Sewer** (Septic Permit, Will Serve Letter from NCHD or proof of other public system)

☒ **Electric** (Electric bill or letter of commitment from electricity provider)

See letter (Access memo) → ☐ **Driveway Permit** from CDOT or Morgan County Road & Bridge (If required by staff)
They are currently working with CDOT as of 12/19/22

☐ **Ditch Company**- Proof of contact if there is a ditch on or next to your property

☐ **Architecture Control Approval** (if applicable)

Technical: ☐ **Vesting (Optional)** If you desire Vesting as part of this application, please include the following along with a signed statement:

- ☐ Period of time Vesting Rights are requested
- ☐ Development guide describing the proposed uses and development in the area
- ☐ The goals and objectives of the project
- ☐ Development schedule including timeline and phases
- ☐ Reason for request
- ☐ Other pertinent factors concerning the development
- ☐ $200 Additional application fee for Vesting portion of application

☒ **Right to Farm Policy** signed by Landowner (attached)

☐ ____# **Paper Application sets** ☐ ____**Digital Copy of Application**
One sided only please

☐ **Sign posting verification:**
-Notarized affidavit with photographs from a distance & close-up
-This will take place AFTER Planning Commission hearing & 3 weeks PRIOR to Morgan County Board of Commissioners hearing

☐ Additional Information required by staff: _____

Applications will **not** be accepted for properties which are not current in their property taxes.

APPLICANT & LANDOWNERS **MUST** SIGN APPLICATION ON NEXT PAGE!!!

APPLICANT & LANDOWNER'S STATEMENT

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge.
Application must be signed by landowners as shown on title insurance/commitment.

Applicant Signature	Date 11/01/2022	Landowner Signature	Date 11-1-22
Applicant Signature	Date	Landowner Signature	Date

PROPERTY DESCRIPTION

Parcel 1:

Parcel No:	103532000003
Address:	Not assigned
Current Owner:	T3 Land & Investments LLC
Deed:	Recorded on October 01, 2019, at reception no. 921080
Legal Description:	Part of the E2SE4 of S32, T4N, R55W.
Acres:	8.32 +/-

Parcel 2:

Parcel No:	123304000003
Address:	32295 HWY 34
Current Owner:	T3 Land & Investment LLC
Special Warranty Deed:	Recorded on October 01, 2019, at reception no. 921080
Legal Description:	Located in part of the NW4 of S04, T3N, R55W and the W2 of S33, T4N, R55W
Acres:	350.93 +/-

Parcel 3:

Parcel No:	103533000001
Address:	Not assigned
Current Owner:	T3 Land & Investment LLC
Special Warranty Deed:	Recorded on October 01, 2019, at reception no. 921080
Legal Description:	Located in the E2 of S33, T4N, R55W and part of the N2NE4 of S04, T3N, R55W
Acres:	428.00 +/-

APPLICANT NARRATIVE

Project Description

Purpose of Request

Additional Information to Demonstrate Intent

Impact/ Relation to Adjacent Uses

AGPROfessionals
DEVELOPERS OF AGRICULTURE

Narrative

Morgan County SUP Application

Prepared for

T3 Land & Investment LLC

Project Narrative
Prepared for T3 Land & Investment LLC

1. ***Narrative describing project and purpose of request.***

T3 Land & Investment LLC is requesting an amendment to an existing Special Use Permit (SUP) for the Pinneo Feedlot livestock confinement operations. The request is to increase the livestock from approximately 35,000 animal units to 51,350 animal units respectively. In addition, they intend to install additional pens east of the existing pens.

Type	Number	Animal Unit Equivalent	Total Animal Units
Cattle	13,000	1.0	13,000
Young Cattle	35,750	0.8	28,600
Weaned Calves	16,250	0.6	9,750
Total	***65,000***		***51,350***

Activities will continue to include housing and raising cattle; storing and processing feed; storing and maintaining feed equipment; and farming. Supporting infrastructure includes buildings and corrals for livestock husbandry, equipment storage, maintenance facilities, and waste and storm water management control structures. The existing buildings include existing agricultural structures consisting of shops & utility sheds. Fencing will be typical of agricultural facilities and include three or four-strand barbed wire and pipe fencing for the feeding areas and property boundary. Lighting shall comply with Morgan County Code.

The property is located on parcel nos. 103532000003, 123304000003, and 103533000001 and includes approximately 787.25 acres. The site is located north of State Highway 34 and 2.5 miles east of Interstate 76. The site is in the Agricultural (AG) Zone District according to the Morgan County Zoning Map. The property has operated a permitted livestock confinement operation since 1990. Access is currently achieved along Highway 34.

The facility will be operated under applicable local, state, and federal regulations. The facility will also use standard and traditional operating procedures and best management practices consistent for feedlot operations.

2. ***Narrative of Compliance with the Comprehensive Plan & Zoning***

Morgan County Comprehensive Plan.
Chapter 2 Plan Summary Section II Policy Plan Summary
Section C. Land Use 1. County Wide

GOAL: The county will encourage the preservation of agriculture production lands in balance with pressures for land use changes to higher intensity development.

Morgan County Comprehensive Plan.
Chapter 3 Plan Setting & Economy of Morgan County
Section V. Agriculture

The most visible and prominent industry in Morgan County is agriculture. For years, Morgan County has been one of the richest agricultural counties in the State. Approximately 88% of the county land area is devoted to farming and raising livestock. It has been ranked in the top 3rd of counties for value of crops and livestock produced.

The proposed use is consistent with the Morgan County Comprehensive Plan as the plan encourages the continued preservation and use of agriculture and agriculturally related businesses. The facility is an agricultural business related to confined animal production, specifically the feedlot industry. The property use is necessary in Morgan County to preserve the agricultural economic base historically attributed to the area.

Morgan County Comprehensive Plan.
Chapter 6. Land Use Planning
Section V. Brush A. East Activity Center

Brush is an incorporated city with a population of 5,425 (Department of Local Affairs 2006 projection). Brush is essentially a farming community with a pleasant small-town atmosphere.
GOAL: Encourage the preservation of agricultural production land to ensure continuation of this important industry.

This proposal meets the intent of the Morgan County Land Use Regulations, with regards to the Brush – East Activity Center. The comprehensive plan goal is to preserve agricultural production to allow the continuation of this vital industry.

GOAL: Maintain open space buffer around livestock facilities.

The proposed amendments would extend the livestock confinement operation east along the easterly border of the site. This will allow the existing open space buffer along the western border of the site to remain.

A – Agricultural Zone District

A livestock confinement operation is a permissible use in the A – Agricultural zone district. The confined animal feeding operation integrates with existing uses through continued

agricultural and farming activities, use of farm derived feeds, and production of an agricultural commodity. The feeding operation is compatible with and supportive of the current A – Agricultural zone district

3. ***Compliance with Morgan County Special Use Permit Criteria***

(A) The use and its location as proposed are in conformance with the Morgan County Comprehensive Plan.

As indicated in the section above, the existing feedlot operation is located in the Brush East Activity Center area. The Pinneo Feedlot is an existing facility that should be allowed to continue to operate, which includes allowing it to expand operations to meet market demands. In addition, the site is being designed to continue to maintain the existing open space buffer to the west.

(B) All the application documents are complete and present a clear picture of how uses are to be arranged on the site or within Morgan County.

All required documents have been included with this application.

(C) The Site Plan conforms to the district design standards of these Regulations.

The site is existing, and all additional improvements will be constructed to the east of the existing facility.

(D) All on and off-site impacts have been satisfactorily mitigated either through agreement, public improvements, site plan requirements or other mitigation measures.

As the operation is existing, additional impacts are expected to be minimal. Impacts of the proposed use upon existing uses and the environment are detailed in the included Nutrient Management Plan, Nuisance Plan, and continued compliance with Morgan County Zoning Regulations and the Comprehensive Plan.

(E) The special use proposed has been made compatible with the surrounding uses and adequately buffered as determined by the County.

The subject property is one-mile east of the industrial-zoned Brush Municipal Airport and is 0.75-miles south of I-76. Other surrounding uses are principally dry farmland and pasture. As the proposed improvements will be within the existing footprint of the dairy, no additional buffering is proposed.

(F) The special use poses only the minimum amount of risk to the public health, safety and welfare as set by either county, state or federal regulation, whichever is the strictest.

The facility will be operated under applicable local, state, and federal regulations. The facility will also use standard and traditional operating procedures and best management practices consistent for feedlot operations.

(G) The special use proposed is not planned to be developed on a non-conforming parcel.

The parcel is not a non-conforming parcel.

(H) The applicant has adequately documented a public need for the project, all pertinent technical information, adequate financial resources to implement it, and has paid all fees and review costs levied by the County for application processing and review.

The existing feedlot operation supplies cattle for consumption and to local processing facilities to be made into other food products. All technical information related to this proposal has been submitted with this application. As the site is existing, there is adequate resources to implement the project. All fees and costs associated with this application will be paid.

(I) For any special use requiring a supply of water that the applicant has demonstrated a source
of water which is adequate for the proposed use in terms of quantity and reliability and in the case of human consumption, quantity, quality, and reliability.

The site has access to water adequate for the proposed use. See the included well permits.

4. ***Impact to Adjacent Property Uses and mitigation measures.***

Agricultural uses that surround this site are primarily rangeland, crop farming, hay production, and cattle grazing. This proposal is compatible with the surrounding agricultural uses and the Morgan County Comprehensive Plan.

As the operation is existing, additional impacts are expected to be minimal. Impacts of the proposed use upon existing uses and the environment are detailed in the following exhibits:

- Preliminary Drainage Report
- Nuisance Plan
- Continued compliance with Morgan County Zoning Regulations and the Comprehensive Plan

5. ***General Site Information.***

a. Hours of Operation

The facility will operate Monday-Sunday, twenty-four hours per day. The majority of operations will take place during normal business hours.

b. If this is a dairy, livestock confinement operation, kennel, etc., list the number and type of animals.

The request is for a livestock confinement operation for 65,000 head of cattle.

c. Existing Lot Surface

The site is approximately 787.25+/- acres consisting of range land grass, pen areas, and storm water/wastewater ponds. New pens will be constructed in relation to the existing facility. New construction will be directed to the current drainage area. The drainage area has been evaluated and proposed updates are included in the application.

d. Landscaping Plan

No additional landscaping is proposed.

e. Fencing

Three or four strand barbed wire fencing will be used around the perimeter of the facility as is used in normal animal production facilities. Corrals will be standard pipe fence or pipe and cable fencing standard to the industry.

f. Improvements

The proposed on-site improvements will include additional pens, and updated wastewater pond and drainage. Construction will commence upon approval of the Amended SUP. There are no proposed off-site improvements.

g. Structures

The property contains accessory structures related to the existing feedlot operation including the office and scale, feed mill, utility buildings, and equipment buildings

h. Access

No public improvements or expense is requested. The facility will continue to use the access along Highway 34.

i. Reclamation

Reclamation procedures include compliance with applicable state regulations to manage solid manure and stormwater runoff until all relative material is adequately removed. Should the facility be permanently discontinued for use as a livestock operation, it would be marketed under applicable county planning and zoning regulations to its greatest and best use.

6. *Environmental Impact.*

Existing Vegetation - Existing vegetation surrounding the subject site consist of primarily dryland farm ground and pasture. This project's design minimizes the impact on surrounding vegetation. Improvements are to be constructed within the existing dairy operations footprint.

Landforms - As depicted in the US Geologic Topographical map, there are no unusual or unique landforms in the subject property. Land development for the project includes site grading for drainage and excavation for storm water containment facilities designed according to State and Federal regulations.

Water Resources – Water is provided to the dairy by permitted wells.

WELL PERMIT #	OWNER	USE
20832	MILTON UHLENHOPP	Stock
41349-F	PINNEO FEEDLOTS	Domestic & Commercial
10330-F-R	T3 LAND & INVESTMENT LLC	Domestic & Commercial
10538-R-R	T3 LAND & INVESTMENT LLC	Domestic & Commercial
10539-R-R	T3 LAND & INVESTMENT LLC	Domestic & Commercial
10540-R-R	T3 LAND & INVESTMENT LLC	Domestic & Commercial

Air Quality - Air quality issues for confined animal feeding operations are well known and well documented. The two air quality impacts are production of dust from the cattle pens during predominantly dry summer months, and odor production from wet manure during snowy or chronic rainy periods. Air Quality impacts and mitigation are addressed in the supplemental Nuisance Control Plan.

Wildlife – This facility is not located on or in close proximity to a threatened or endangered wildlife habitat.

Wetlands - The property does not contain any delineated wetlands.

Dust – Dust production is a documented occurrence at confined animal facilities. Dust is primarily produced in the evenings during dry summer months. Outdoor pens will be managed through proper stocking rates or using mechanical methods to add moisture to dusty surfaces. The attached Nuisance Control Plan details dust control methods.

Odor - The attached Nuisance Control Plan details proposed odor control methods.

Noise – Noise impacts are expected to be minimal. Vehicles such as feed trucks, semi-trailer trucks, cars and pick-up trucks, maintenance and agricultural equipment, and livestock are the primary sources of noise production at a dairy. Noise from vehicular and maintenance traffic primarily occurs during daylight hours.

Storm Water Runoff - The attached Preliminary Drainage Report details the control and management methods for storm water runoff.

Visual Amenities – It will be in the property owner's best interest to present a clean, well-kept, and visually appealing presence for the benefit of their livestock health, ease of management, and continual success. No additional visual amenities, such as landscaping, are currently planned.

SITE PLAN/ MAPS

Site Plan

Plat Map

AGPROfessionals
DEVELOPERS OF AGRICULTURE

SUP Site Plan

Morgan County SUP Application

Prepared for

T3 Land & Investment LLC

T3 LAND & INVESTMENT LLC
SPECIAL USE PERMIT (SUP) MAP

BEING A PART OF SECTION 32 AND SECTION 33, TOWNSHIP 4 NORTH, RANGE 55 WEST AND A PART OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 55 WEST OF THE 6TH P.M., MORGAN COUNTY, STATE OF COLORADO

LEGEND

- SUP BOUNDARY
- EXISTING PENS
- EXISTING FENCE
- EXISTING STRUCTURES
- EXISTING ROADS
- EXISTING R.O.W.
- EXITING OVERHEAD ELECTRIC LINE
- PROPOSED PENS
- PROPOSED FENCE
- DRAINAGE BASIN
- FLOW DIRECTION

SPECIAL USE PERMIT - SITE PLAN

0 400
SCALE: 1" = 400'

	DATE	ISSUE / REVISION	DRAWN BY
A	December 28, 2022	ISSUED FOR REVIEW	AGPRO
	01/02/23		

CALL 811 COM

AGPROfessionals
DEVELOPERS OF AGRICULTURE
3050 67th Avenue, Suite 200,
Greeley, CO 80634
(970) 535-9318 - fax: (970) 535-9854
213 Canyon Crest Dr, Suite 100,
Twin Falls, ID 83301
(208) 595-5301

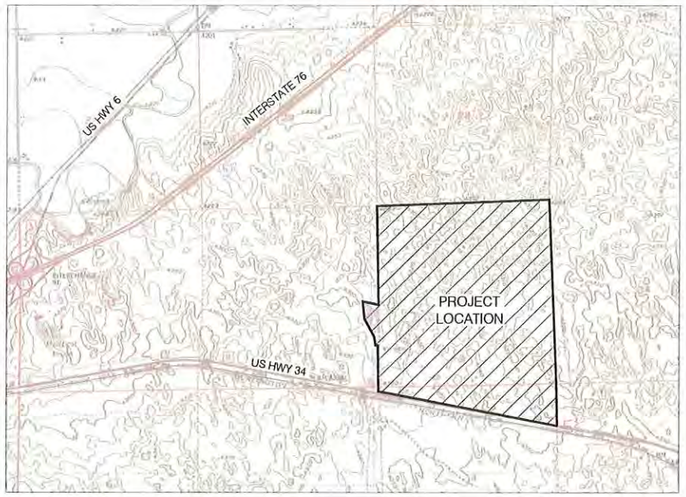
FOR APPROVAL ONLY

T3 LAND & INVESTMENT LLC
SPECIAL USE PERMIT - SITE PLAN
MORGAN COUNTY, CO

SHEET:
SUP-2

T3 LAND & INVESTMENT LLC
SPECIAL USE PERMIT (SUP) MAP

BEING A PART OF SECTION 32 AND SECTION 33, TOWNSHIP 4 NORTH, RANGE 55 WEST AND A PART OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 55 WEST OF THE 6TH P.M., MORGAN COUNTY, STATE OF COLORADO



VICINITY MAP

SCALE: 1" = 2000'

CERTIFICATION & SIGNATURE BLOCKS

CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT DAN TIMMERMAN FOR T3 LAND & INVESTMENTS LLC , BEING THE OWNER(S) OF CERTAIN LANDS IN MORGAN COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

THAT PART OF THE E1/2 SE1/4 OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 55 WEST OF THE 6TH P.M., WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT ON THE EAST SIDE OF THE SAID SE1/4 OF SECTION 32, 1192.2 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 88°24' WEST 74.1 FEET; THENCE NORTH 24°47' WEST 792 FEET; THENCE NORTH 4°57' WEST 508.6 FEET; THENCE SOUTH 77°35' EAST 230.5 FEET; THENCE SOUTH 73°00' EAST 234.8 FEET TO A POINT ON THE EAST SIDE OF SAID SE1/4 SECTION 32; THENCE SOUTH ALONG THE EAST SIDE OF SAID SE1/4 OF SECTION 32, 1105.4 FEET TO THE POINT OF BEGINNING.

AND

THE W1/2 OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 55 WEST OF THE 6TH P.M., AND A TRACT OF LAND IN THE NW1/4 OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 55 WEST OF THE 6TH P.M., MORGAN COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 212 FEET SOUTH OF THE NW CORNER OF SAID SECTION 4; THENCE NORTH ALONG THE WEST LINE OF SAME SECTION, 212 FEET TO THE SAME NW CORNER OF SECTION 4; THENCE EAST ALONG THE NORTH SECTION LINE OF SECTION 4, 2670 FEET TO A POINT ON THE 1/2 SECTION LINE OF SECTION 4; THENCE SOUTH 792 FEET ON SAID 1/2 SECTION LINE TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HIGHWAY 34; THENCE NW ALONG HIGHWAY RIGHT OF WAY ON A BEARING N76°17'W 2774 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, EXCEPT A TRACT OR PARCEL OF LAND IN THE NW1/4 OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 55 WEST OF THE 6TH P.M., MORGAN COUNTY, COLORADO, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 55 WEST, FROM WHICH POINT THE NW CORNER OF SAID SECTION 4 BEARS N0°07'W A DISTANCE OF 210.4 FEET; THENCE ALONG THE WEST LINE OF SAID SECTION 4, S0°07'E A DISTANCE OF 127.7 FEET; THENCE 89.0 FEET SOUTHERLY OF AND PARALLEL TO THE CENTER LINE OF THE PROJECT, S78°17'E A DISTANCE OF 2746.5 FEET TO A POINT ON THE NORTH AND SOUTH 1/4 LINE OF SECTION 4; THENCE ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 4, N2°52'W A DISTANCE OF 129.2 FEET; THENCE 75 FEET NORTHERLY OF AND PARALLEL TO THE CENTER LINE OF THE PROJECT N78°17'W A DISTANCE OF 2740.2 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND

THE E1/2 OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 55 WEST OF THE 6TH P.M., MORGAN COUNTY, COLORADO, AND THE N1/2 NE1/4 OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 55 WEST OF THE 6TH P.M., MORGAN COUNTY, COLORADO, EXCEPT THAT PART CONVEYED TO COLORADO DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 1068 AT PAGE 559 AND CORRECTED IN BOOK 1098 AT PAGE 719.

CONTAINING A CALCULATED AREA OF 787.25 ACRES

HAVE/HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF SPECIAL USE PERMIT MAP.

EXECUTED THIS_____DAY OF _____, 20__.

OWNER(S)

_____
DAN TIMMERMAN FOR
T3 LAND & INVESTMENTS, LLC

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF_____, 20__, BY_____

STATE OF COLORADO
COUNTY OF_____

MY COMMISSION EXPIRES_____

_____
NOTARY PUBLIC

COMMISSIONERS CERTIFICATE:

APPROVED THIS_____ DAY OF_____, 20__, BY
BOARD OF COUNTY COMMISSIONERS, MORGAN COUNTY, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE, SOIL CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT, OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE COUNTY OF MORGAN.

_____
ATTEST: CHAIRMAN

_____
CLERK TO THE BOARD

CLERK AND RECORDERS CERTIFICATE:

STATE OF COLORADO)
) ss.
COUNTY OF MORGAN)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____O'CLOCK _____M., THIS _____ DAY OF _____, 20_____, AND IS DULY RECORDED IN RECEPTION NO._____.

_____
CLERK AND RECORDER

SPECIAL USE PERMIT - COVER SHEET

DATE: December 28, 2022 DRAWN BY: ADPRO

ISSUE / REVISION:	
A. ISSUED FOR REVIEW	01/02/23

CALL 811 COM

AGPROfessionals
DEVELOPERS OF AGRICULTURE
3050 67th Avenue, Suite 200, Greeley, CO 80634 (970) 535-9318 - fax: (970) 535-9854
213 Canyon Crest Dr, Suite 100, Twin Falls, ID 83301 (208) 595-5301

NOT FOR APPROVAL ONLY

T3 LAND & INVESTMENT LLC
SPECIAL USE PERMIT - COVER SHEET
MORGAN COUNTY, CO

SHEET:
SUP-1

PROOF OF OWNERSHIP

Current Title Insurance Commitment

(within last 6 months)

Any deeds or other additional ownership documentation

AGPROfessionals
DEVELOPERS OF AGRICULTURE

Ownership

Morgan County SUP Application

Prepared for

T3 Land & Investment LLC

Stewart Title Company
1275 58th Ave, Unit C
Greeley, CO 80634
(970) 356-5573
Fax:

Date: November 15, 2022
File Number: 1836971
Property Address: 32295 Highway 34, Brush, CO 80723
32295 Highway 34, Brush, CO 80723
0 Vacant Land, Brush, CO 80723
Buyer/Borrower: TBD TBD

Please direct all Title inquiries to:

Emily Rank
Phone: (303) 696-4980
Fax:
Email Address: coloradotitleofficers@stewart.com

TBD TBD
Delivery Method: Emailed

T3 Land & Investments LLC, a Colorado limited liability company
Delivery Method: Emailed

WIRED FUNDS ARE REQUIRED ON ALL CASH PURCHASE TRANSACTIONS. PLEASE FEEL FREE TO CONTACT THE ESCROW OFFICE AS NOTED ABOVE.

We Appreciate Your Business and Look Forward to Serving You in the Future.

stewart
TITLE

UNDERSTANDING YOUR TITLE COMMITMENT

SCHEDULE A:

No. 1: Effective date: This is the date our title plant is certified through. There will typically be a 1-2 week gap between the certification date and the date the commitment is issued.

No. 2A : Owner's Policy Proposed Insured: This is how the buyer's name(s) appear(s) on the Contract, all Closing documents and your Final Title Policy. If your name is appearing incorrectly, please advise your Realtor, Builder and/or Lender.

No. 2B : Loan Policy Proposed Insured: This is how your lender has requested their name appear. If you are working with a Mortgage Broker, then this name may be unfamiliar to you. If a determination has not yet been made on what lender will be providing your loan, then this may appear as 'TBD' (To Be Determined). If you are paying cash for this purchase, this item will be left blank.

Charges: Title Premiums, Endorsements and Tax Certificates: These are fees for the items that the Company has determined may be required by your Lender and/or to meet the terms of your contract. Your lender may request additional items. This does not include any closing fees.

No. 3: The estate or interest in the land... : This shows the type of ownership that is going to be insured.

No. 4: The Title is, at the Commitment Date... : This shows the name(s) of the current owner(s).

No. 5: The land referred to in the Commitment... : This is the 'legal' property description for the real estate you are buying or selling.

SCHEDULE B-SECTION 1:

These are Requirements that must be satisfied in order to provide clear title to the Buyer and/or Lender. The closer and/or processor for the Title Company, will generally take care of satisfying these requirements, however there may be times when your help will be needed as well. Some requirements will be met prior to closing, and others will be met at the time of closing.

SCHEDULE B-SECTION 2:

These items are Exceptions to your coverage. We are telling you these items exist (whether by recordation in the County Clerk and Recorder's office or because we have knowledge of them through other means). Since these items have been disclosed to you, you will not be provided any coverage for same. Owner's Extended Coverage will delete Items 1-5 of the pre-printed items on Residential Sale Commitments, provided that the coverage was requested by contract and collected at closing. Copies of the plat and covenants will be automatically sent to the buyer and/or Selling Agent. We are happy to also provide you with copies of any other exceptions as well.

WIRE FRAUD

ALERT

NOTIFICATION:

READ THIS BEFORE YOU WIRE FUNDS

WIRE FRAUD: THE THREAT IS REAL

Buying a home is an exciting time. You've saved, found the perfect home and planned the move. Now, the closing day for your home is just around the corner.

We want to make sure your home purchase doesn't get derailed by a dangerous threat that could keep you from getting the keys, painting walls and decorating. Criminals have stolen money meant for the purchase of homes through malicious wire fraud schemes targeting consumers across the country.

Criminals begin the wire fraud process way before the attempted theft occurs. Most often, they begin with a common social engineering technique called phishing. This can take the form of email messages, website forms or phone calls to fraudulently obtain private information. Through seemingly harmless communication, criminals trick users into inputting their information or clicking a link that allows hackers to steal login and password information.

Once hackers gain access to an email account, they will monitor messages to find someone in the process of buying a home. Hacks can come from various parties involved in a transaction, including real estate agents, attorneys or consumers. Criminals then use the stolen information to email fraudulent wire transfer instructions disguised to appear as if they came from a professional you're working with to purchase a home. If you receive an email with wiring instructions, don't respond. Email is not a secure way to send financial information. If you take the bait, your money could be gone in minutes.

What can I do to protect myself?

Despite efforts by the title industry and others to educate consumers about the risk, homebuyers continue to be targeted. Here are some tips on what you can do to protect yourself and/or your clients:

1. **If requested**, wiring instructions will be provided via an encrypted email.
2. **Call, don't email**: Confirm all wiring instructions by phone before transferring funds. Use the phone number from the title company's website or a business card.
3. **Be suspicious**: It's not common for title companies to change wiring instructions and payment info
4. **Confirm it all**: Ask your bank to confirm not just the account number but also the name on the account before sending a wire. The name on the account should state Stewart Title Company Escrow Account.
5. **Verify immediately**: You should call the title company or real estate agent to validate that the funds were received. Detecting that you sent the money to the wrong account within 24 hours gives you the best chance of recovering your money from the hackers.
6. **Forward, don't reply**: When responding to an email, hit the "forward" button instead of clicking the "reply" button, and then start typing the person's email address. Criminals use email addresses that are very similar to the real one for a company. By typing in email addresses, you will make it easier to discover if a fraudster is after you.

stewart

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

ISSUED BY
STEWART TITLE GUARANTY COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Authorized Countersignature
Stewart Title Company
1275 58th Ave, Unit C
Greeley, CO 80634

STEWART TITLE GUARANTY COMPANY INCORPORATED 1908 TEXAS

Frederick H. Eppinger
President and CEO

David Hisey
Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

AMERICAN LAND TITLE ASSOCIATION

COMMITMENT CONDITIONS

1. **DEFINITIONS**
   a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
   b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
   c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
   e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
   g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
   i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
   j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   a. the Notice;
   b. the Commitment to Issue Policy;
   c. the Commitment Conditions;
   d. Schedule A;
   e. Schedule B, Part I - Requirements;
   f. Schedule B, Part II - Exceptions; and
   g. a countersignature by the Company or its issuing agent that may be in electronic form.

4. **COMPANY'S RIGHT TO AMEND**
   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
   i. comply with the Schedule B, Part I - Requirements;
   ii. eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
   iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

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10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at: Stewart Title Guaranty Company, P.O. Box 2029, Houston, Texas 77252-2029.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent:	Stewart Title Company
Issuing Office:	1275 58th Ave, Unit C, Greeley, CO 80634
Issuing Office's ALTA® Registry ID:	
Loan ID Number:	
Commitment Number:	1836971
Issuing Office File Number:	1836971
Property Address:	32295 Highway 34, Brush, CO 80723 32295 Highway 34, Brush, CO 80723 0 Vacant Land, Brush, CO 80723
Revision Number:	C2 - Updated Effective Date

1. **Commitment Date:** November 11, 2022 at 5:06PM

2. **Policy to be issued:** **Proposed Amount of Insurance**

   Informational Commitment
   Proposed Insured: TBD TBD

   Proposed Insured:

3. **The estate or interest in the Land at the Commitment Date is:**

   FEE SIMPLE

4. **The Title is, at the Commitment Date, vested in:**

   T3 Land & Investments LLC, a Colorado limited liability company

5. **The Land is described as follows:**

   See Exhibit "A" Attached Hereto

STEWART TITLE GUARANTY COMPANY

Emily Rank

Authorized Countersignature

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AMERICAN LAND TITLE ASSOCIATION

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

STATEMENT OF CHARGES
These charges are due and payable before a policy can be issued:

		Premium
Informational Commitment		$0.00
	Total Endorsements:	$0.00
	Total Premium:	**$0.00**
Informational Commitment		$650.00

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
EXHIBIT "A"
LEGAL DESCRIPTION

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 1836971

PARCEL F:
All that part of Section 32, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, lying North of U.S. Highway 34, as deeded in Book 438 at Page 326, EXCEPT a parcel conveyed to Gene T. Mitchell and Rosa M. Mitchell recorded June 4, 2002 in Book 1115 at Page 924.

PARCEL G:
The W1/2 of Section 33, Township 4 North, Range 55 West of the 6th P.M., AND
A tract of land in the NW1/4 of Section 4, Township 3 North, Range 55 West of the 6th P.M.Morgan County, Colorado, described as follows: Beginning at a point 212 feet South of the NW corner of said Section 4; thence North along the West line of same Section, 212 feet to the same NW corner of Section 4; thence East along the North Section line of Section 4, 2670 feet to a point on the 1/2 Section line of Section 4; thence South 792 feet on said 1/2 Section line to a point on the North right of way line of Highway 34; thence NW along Highway right of way on a bearing N78°17'W 2774 feet, more or less, to the point of beginning, EXCEPT a tract or parcel of land in the NW1/4 of Section 4, Township 3 North, Range 55 West of the 6th P.M., Morgan County, Colorado, said tract or parcel being more particularly described as follows: Beginning at a point on the West line of Section 4, Township 3 North, Range 55 West, from which point the NW corner of said Section 4 bears N0°07'W a distance of 210.4 feet; thence along the West line of said Section 4, S0°07'E a distance of 127.7 feet; thence 50.0 feet Southerly of and parallel to the center line of the project, S78°17'E a distance of 2746.5 feet to a point on the North and South 1/4 line of Section 4; thence along the North and South 1/4 line of said Section 4, N2°52'W a distance of 129.2 feet; thence 75 feet Northerly of and parallel to the center line of the project N78°17'W a distance of 2740.2 feet, more or less, to the point of beginning.

PARCEL H:
The E1/2 of Section 33, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, AND
The N1/2NE1/4 of Section 4, Township 3 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT that part conveyed to Colorado Department of Transportation recorded in Book 1068 at Page 559 and Corrected in Book 1098 at Page 719.

For Informational Purposes Only: 32295 Highway 34, Brush, CO 80723
32295 Highway 34, Brush, CO 80723
0 Vacant Land, Brush, CO 80723

APN: 1035-320-00-003, R002778, 1233-040-00-003, R002779, 1035-330-00-001, R002951

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 1836971

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. NOTE: This product is for informational purposes only. It is not a title insurance product and does not provide any form of coverage. This product is not a guarantee or assurance and does not warrant, or otherwise insure any condition, fact or circumstance. This product does not obligate this Company to issue any policies of title insurance for any subsequent transaction based on the information provided or involving the property described herein. This Company's sole liability for any error(s) relating to this product is limited to the amount that was paid for this product.

   FOR INFORMATIONAL PURPOSES ONLY:
   24-month Chain of Title: The only conveyance(s) affecting said land recorded within the 24 months preceding the date of this commitment is (are) as follows:
   Deed recorded October 3, 2019 as Reception No. 921079.
   NOTE: If no conveyances were found in that 24 month period, the last recorded conveyance is reported. If the subject land is a lot in a subdivision plat less than 24 months old, only the conveyances subsequent to the plat are reported.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 1836971

Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

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

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

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and not shown by the public records.

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

6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Minerals of whatsoever kind, subsurface and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records or listed in Schedule B.

7. Water rights, claims or title to water.

8. Any and all unpaid taxes and assessments and any unredeemed tax sales.

   The Below Exceptions Apply to Parcel F:

9. United States Patent recorded January 2, 1918 in Book 122 at Page 230; recorded May 5, 1923 in Book 176 at Page 82; recorded June 17, 1921 in Book 155 at Page 400.

10. One-half interest in all oil, gas, coal and mineral rights as reserved in a deed recorded September 15, 1952 at Reception No. 381171, and any interests therein or rights thereunder.

11. An undivided one-fourth (1/4) interest in all oil, gas, coal and mineral rights as reserved in a deed recorded August 20, 1955 at Reception No. 414238, and any interests therein or rights thereunder.

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12. All interest in all oil, gas, coal and mineral rights as reserved in a deed recorded December 19, 1966 at Reception No. 539841, and any interests therein or rights thereunder.

13. Easement granted to Tri-State Generation and Transmission Association, Incorporated, recorded October 24, 1979 at Reception No. 636948.

14. Easement granted to Tri-State Generation and Transmission Association, Incorporated, recorded December 14, 1979 at Reception No. 638206.

15. All interest in all oil, gas, coal and mineral rights as reserved in a deed recorded March 21, 1984 at Reception No. 679901 and re-recorded April 24, 1984 at Reception No. 680982, and any interests therein or rights thereunder.

16. All interest in all oil, gas, coal and mineral rights as conveyed in a deed recorded December 31, 1990 at Reception No. 722663, and any interests therein or rights thereunder.

17. Rights of way for County Roads 30 feet on either side of Section and Township lines, as established by the Board of County Commissioners for Morgan County, Colorado, recorded May 6, 1907 in Book 62 at Page 109.

18. The following notices concerning underground facilities have been filed with the Morgan County Clerk and Recorder. These statements are general and do not necessarily give notice of underground facilities within the land. (a) Mountain Bell Telephone Company, recorded October 2, 1981 in Book 821 at Page 502; (b) Public Service Company of Colorado, recorded October 2, 1981 in Book 821 at Page 514 (c) Morgan County Rural Electric Association, recorded January 22, 1982 in Book 825 at Page 656.

The Below Exceptions Apply to Parcel G:

19. United States Patent recorded March 14, 1921 in Book 155 at Page 373; recorded January 13, 1916 in Book 107 at Page 185.

20. Easement and Right of Way for public highway purposes as granted to County of Morgan in Deed recorded July 8, 1930 in Book 295 at Page 236.

21. An undivided one-half (1/2) interest in all oil, gas, coal and mineral rights as reserved in a deed recorded December 21, 1955 at Reception No. 418193, and any interests therein or rights thereunder.

22. An undivided one-half (1/2) interest in all oil, gas, coal and mineral rights as reserved in a deed recorded February 29, 1960 at Reception No. 465854, and any interests therein or rights thereunder.

23. An undivided 1/4 interest in all oil, gas, coal and mineral rights as reserved in a deed recorded January 21, 1965 at Reception No. 521721, and any interests therein or rights thereunder.

24. An undivided one-half (1/2) interest in all oil, gas, coal and mineral rights as reserved in a deed recorded December 21, 1955 at Reception No. 418194, and any interests therein or rights thereunder.

25. All interest in all oil, gas, coal and mineral rights as reserved in a deed recorded March 21, 1984 at Reception No. 679902 and re-recorded April 24, 1984 at Reception No. 680983, and any interests therein or rights thereunder.

26. All interest in all oil, gas, coal and mineral rights as conveyed in a deed recorded December 31, 1990 at Reception No. 722663, and any interests therein or rights thereunder.

27. Rights of way for County Roads 30 feet on either side of Section and Township lines, as established by the Board of County Commissioners for Morgan County, Colorado, recorded May 6, 1907 in Book 62 at Page 109.

28. The following notices concerning underground facilities have been filed with the Morgan County Clerk and Recorder. These statements are general and do not necessarily give notice of underground facilities within the land. (a) Mountain Bell Telephone Company, recorded October 2, 1981 in Book 821 at Page 502; (b) Public Service Company of Colorado, recorded October 2, 1981 in Book 821 at Page 514 (c) Morgan County Rural Electric Association, recorded January 22, 1982 in Book 825 at Page 656.

The Below Exceptions Apply to Parcel H:

29. United States Patent recorded July 19, 1951 in Book 500 at Page 27 and recorded July 19, 1951 in Book 500 at Page 28.

30. Easement and right of way for pipeline purposes granted in instrument recorded June 25, 1954 at Reception No. 399723.

31. Agreement recorded May 17, 1984 at Reception No. 681739.

32. An undivided one-half interest in all oil, gas, coal and mineral rights as reserved in a deed recorded May 16, 1996 at Reception No. 755177, and any interests therein or rights thereunder.

33. Rights of way for County Roads 30 feet on either side of Section and Township lines, as established by the Board of County Commissioners for Morgan County, Colorado, recorded May 6, 1907 in Book 62 at Page 109.

34. The following notices concerning underground facilities have been filed with the Morgan County Clerk and Recorder. These statements are general and do not necessarily give notice of underground facilities within the land. (a) Mountain Bell Telephone Company, recorded October 2, 1981 in Book 821 at Page 502; (b) Public Service Company of Colorado, recorded October 2, 1981 in Book 821 at Page 514 (c) Morgan County Rural Electric Association, recorded January 22, 1982 in Book 825 at Page 656.

The Below Exceptions Apply to All Parcels:

35. All interest in all oil, gas, coal and mineral rights as conveyed in a deed recorded October 3, 2019 at Reception No. 921079, and any interests therein or rights thereunder.

36. All items as shown on ALTA/NSPS Land Title Survey by Hammer Land Surveying, Job #2825-02, recorded February 6, 2020 at Reception No. 1601964.

37. Deed of Trust executed by T3 Land & Investment LLC, to the Public Trustee, to secure an indebtedness of $9,639,000.00 in favor of First National Bank of Omaha recorded October 4, 2019 as Reception No. 921109.

38. Any and all unrecorded leases or tenancies and any and all parties claiming by, through, or under such leases or tenancies.

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DISCLOSURES

File No.: 1836971

Pursuant to C.R.S. 10-11-122, notice is hereby given that:

A. THE SUBJECT REAL PROPERTY MAY BE LOCATED IN A SPECIAL TAXING DISTRICT;
B. A CERTIFICATE OF TAXES DUE LISTING EACH TAXING JURISDICTION SHALL BE OBTAINED FROM THE COUNTY TREASURER OR THE COUNTY TREASURER'S AUTHORIZED AGENT;
C. INFORMATION REGARDING SPECIAL DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE OBTAINED FROM THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND RECORDER, OR THE COUNTY ASSESSOR

Note: Colorado Division of Insurance Regulations 8-1-2, Section 5, Paragraph G requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed." Provided that Stewart Title Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 1 will not appear on the Owner's Title Policy and the Lender's Title Policy when issued.

Note: Colorado Division of Insurance Regulations 8-1-2, Section 5, Paragraph M requires that every title entity shall notify in writing that

Affirmative Mechanic's Lien Protection for the Owner may be available (typically by deletion of Exception No. 5 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

A. The land described in Schedule A of this commitment must be a single-family residence, which includes a condominium or townhouse unit.
B. No labor or materials have been furnished by mechanics or materialmen for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
C. The Company must receive an appropriate affidavit indemnifying the Company against unfiled Mechanic's and Materialmen's Liens.
D. The Company must receive payment of the appropriate premium.
E. If there has been construction, improvements or major repairs undertaken on the property to be purchased, within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and/or the contractor; payment of the appropriate premium; fully executed Indemnity agreements satisfactory to the company; and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

To comply with the provisions of C.R.S. 10-11-123, the Company makes the following disclosure:

a. That there is recorded evidence that a mineral estate has been severed, leased or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
b. That such mineral estate may include the right to enter and use the property without the surface owner's permission.

NOTE: THIS DISCLOSURE APPLIES ONLY IF SCHEDULE B, SECTION 2 OF THE TITLE COMMITMENT HEREIN INCLUDES AN EXCEPTION FOR SEVERED MINERALS.

Notice of Availability of a Closing Protection Letter: Pursuant to Colorado Division of Insurance Regulation 8-1-3, Section 5, Paragraph C (11)(f), a closing protection letter is available to the consumer.

NOTHING HEREIN CONTAINED WILL BE DEEMED TO OBLIGATE THE COMPANY TO PROVIDE ANY OF THE COVERAGES REFERRED TO HEREIN, UNLESS THE ABOVE CONDITIONS ARE FULLY SATISFIED.

Stewart Title Guaranty Company Privacy Notice
Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes— to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes— to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes— information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. *Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company*	Yes	No
For our affiliates' everyday business purposes— information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you request insurance-related services provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: If you have any questions about this privacy notice, please contact us at: **Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste. 100, Privacy Officer, Houston, Texas 77056**

Privacy Notice for California Residents

Pursuant to the California Consumer Privacy Act of 2018 ("CCPA"), Stewart Information Services Corporation and its subsidiary companies (collectively, "Stewart") are providing this **Privacy Notice for California Residents** ("CCPA Notice"). This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users and others who reside in the State of California or are considered California Residents ("consumers" or "you"). Terms used but not defined shall have the meaning ascribed to them in the CCPA.

Information Stewart Collects

Stewart collects information that identifies, relates to, describes, references, is capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer, household, or device. Most of the information that Stewart collects in the course of its regular business is already protected pursuant to the Gramm-Leach-Bliley Act (GLBA). Additionally, much of this information comes from government records or other information already in the public domain. Personal information under the CCPA does not include:

- Publicly available information from government records.
- Deidentified or aggregated consumer information.
- Certain personal information protected by other sector-specific federal or California laws, including but not limited to the Fair Credit Reporting Act (FCRA), GLBA and California Financial Information Privacy Act (FIPA).

Specifically, Stewart has collected the following categories of personal information from consumers within the last twelve (12) months:

Category	Examples	Collected?
A. Identifiers.	A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.	YES
B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)).	A name, signature, Social Security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. Some personal information included in this category may overlap with other categories.	YES
C. Protected classification characteristics under California or federal law.	Age (40 years or older), race, color, ancestry, national origin, citizenship, religion or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, genetic information (including familial genetic information).	YES
D. Commercial information.	Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.	YES
E. Biometric information.	Genetic, physiological, behavioral, and biological characteristics, or activity patterns used to extract a template or other identifier or identifying information, such as, fingerprints, faceprints, and voiceprints, iris or retina scans, keystroke, gait, or other physical patterns, and sleep, health, or exercise data.	YES
F. Internet or other similar network activity.	Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.	YES
G. Geolocation data.	Physical location or movements.	YES
H. Sensory data.	Audio, electronic, visual, thermal, olfactory, or similar information.	YES
I. Professional or employment-related information.	Current or past job history or performance evaluations.	YES
J. Non-public education information (per the Family Educational Rights and Privacy Act (20 U.S.C. Section 1232g, 34 C.F.R. Part 99)).	Education records directly related to a student maintained by an educational institution or party acting on its behalf, such as grades, transcripts, class lists, student schedules, student identification codes, student financial information, or student disciplinary records.	YES
K. Inferences drawn from other personal information.	Profile reflecting a person's preferences, characteristics, psychological trends, predispositions, behavior, attitudes, intelligence, abilities, and aptitudes.	YES

Stewart obtains the categories of personal information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees or their agents (For example, realtors, lenders, attorneys, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third-parties that interact with Stewart in connection with the services we provide.

Use of Personal Information

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent in the course of your transaction (for example, a realtor or a lender). Stewart may disclose your personal information to a third party for a business purpose. Typically, when we disclose personal information for a business purpose, we enter a contract that describes the purpose and requires the recipient to both keep that personal information confidential and not use it for any purpose except performing the contract.

We share your personal information with the following categories of third parties:

- Service providers and vendors (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- Affiliated Companies
- Litigation parties and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations.
- Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information for a business purpose:

Category A: Identifiers
Category B: California Customer Records personal information categories
Category C: Protected classification characteristics under California or federal law
Category D: Commercial Information
Category E: Biometric Information
Category F: Internet or other similar network activity
Category G: Geolocation data
Category H: Sensory data
Category I: Professional or employment-related information
Category J: Non-public education information
Category K: Inferences

Consumer Rights and Choices

The CCPA provides consumers (California residents) with specific rights regarding their personal information. This section describes your CCPA rights and explains how to exercise those rights.

Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

Deletion Request Rights

You have the right to request that Stewart delete any of your personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.

2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.

3. Debug products to identify and repair errors that impair existing intended functionality.

4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.

5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 *seq.*).

6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.

7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.

8. Comply with a legal obligation.

9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

Exercising Access, Data Portability, and Deletion Rights

To exercise the access, data portability, and deletion rights described above, please submit a verifiable consumer request to us either:

- Calling us Toll Free at 1-866-571-9270

- Emailing us at Privacyrequest@stewart.com

- Visiting http://stewart.com/ccpa

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.

- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable. For data portability requests, we will select a format to provide your personal information that is readily useable and should allow you to transmit the information from one entity to another entity without hindrance.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Changes to Our Privacy Notice

Stewart reserves the right to amend this privacy notice at our discretion and at any time. When we make changes to this privacy notice, we will post the updated notice on Stewart's website and update the notice's effective date. **Your continued use of Stewart's website following the posting of changes constitutes your acceptance of such changes.**

Contact Information

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described here, your choices and rights regarding such use, or wish to exercise your rights under California law, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270

Website: http://stewart.com/ccpa

Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation

Attn: Mary Thomas, Deputy Chief Compliance Officer

1360 Post Oak Blvd., Ste. 100, MC #14-1

Houston, TX 77056

stewart TITLE

URGENT WARNING ABOUT WIRE FRAUD AND WIRING INSTRUCTIONS

- PROTECT YOURSELF

Think of the large amounts of money changing hands as part of your real estate transaction. This makes you a target for criminals who send emails to home buyers and sellers and their real estate or mortgage brokers with false wiring instructions. Instead of your money being sent to the proper account, it ends up in the fraudster's account.

If a third party sends you false information and you wire your money to the account they provide, it is likely you may never recover the money. The money is just gone.

How do you avoid being scammed?

- To ensure receiving or sending wiring instructions in the safest manner possible, they should be obtained or delivered in person or from an initial order package you received or in the mail from your Stewart Title Company representative.
- Before wiring funds, always call and speak with your Stewart Title Company representative to verify instructions using the contact information you received in your initial order package or in person.
- Never rely on email for wiring instructions as accounts can be faked or hacked and messages can be intercepted.
- If at any point during a transaction you receive changes to the wiring instructions you have been provided, this is a huge red flag. Immediately call your Stewart Title Company representative for verification. Always use a verified telephone number -never the number in the email with the wiring instructions.

AGPROfessionals
DEVELOPERS OF AGRICULTURE

Deed

Morgan County SUP Application

Prepared for

T3 Land & Investment LLC

Official Records of Morgan County, CO 821079
10/03/2019 03:05:30 PM Pgs: 3 Rec Fee: 23.00
State Documentary Fee: $1165.51 Clerk: Susan L. Bailey

Re 3rd

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 1st day of October, 2019, between Pinneo Feedlot, Ltd. Liability Company, AKA Pinneo Feedlot, LLC, a Colorado limited liability company, whose address is P.O. Box 384, 32295 Highway 34, Brush, CO 807223 (the "Grantor") and T3 Land & Investment LLC, a Colorado limited liability company whose address is P.O. Box 367, Springfield, NE 68059 (the "Grantee").

WITNESSETH:

Grantor for and in full consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valid consideration, in hand paid by the Grantee the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee and its successors and assigns forever all the following described lot or parcel of land, situate, lying and being in the County of Morgan, State of Colorado, to wit:

Property described on Exhibit A, attached hereto and incorporated herein;

Excepting therefrom and reserving unto Grantor all of the oil, gas and other minerals.

Together with all its appurtenances, and improvements, and easements appurtenant, benefiting or used in connection with the land conveyed, and warrants the title against all persons claiming by, through or under Grantor, subject, however, to statutory exceptions as defined in C.R.S. 38-30-113(5)(a).

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

GRANTOR:
Pinneo Feedlot, Ltd. Liability Company, A/K/A Pinneo Feedlot, LLC

By: _____
Gary S. Booth, Manager

By: _____
Mark C. Booth, Manager

STATE OF COLORADO)
) ss
COUNTY OF MORGAN)

The foregoing was acknowledged before me this 1st day of October, 2019, by Gary S. Booth and Mark C. Booth, Managers of Pinneo Feedlot, Ltd. Liability Company, A/K/A Pinneo Feedlot, LLC.

_____
Notary Public

My Commission Expires: 6/20/22

LINDA L. REDING
Notary Public
State of Colorado
Notary ID # 19944009987
My Commission Expires 06-20-2022

21687

Return to: T3 Land & Investment LLC PO Box 367 Springfield NE 68059

EXHIBIT A OF SPECIAL WARRANTY DEED

PARCEL A:
The S1/2 and all that part of the NW1/4 lying lying South of Interstate Highway I-80S (now known as I-76) of Section 22, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado

PARCEL B:
All that part of the SE1/4SE1/4 of Section 30, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, lying South of Interstate I-80S (now known as I-76) as conveyed in Book 688 at page 305.

PARCEL C:
All that part of the SE1/4NE1/4 lying lying South of Interstate Highway I-80S (now known as I-76) of Section 21, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado.
AND
The S1/2 of Section 21, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado EXCEPT that part conveyed in Book 677 at page 482.

PARCEL D:
All of Section 28, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado. EXCEPT that part conveyed in Book 677 at page 482.

PARCEL E:
That portion of the E1/2 of Section 29, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, being more particularly described as follows: Beginning at the E1/4 corner of said Section 29; thence along the East line of the SE1/4 of Section 29, S00°23'23"E 1319.73 feet to the South line of the N1/2SE1/4 of said Section 29; thence along said South line S89°44'34"W 2601.96 feet to the West line of the E1/2 of said Section 29; thence along said West line, N00°41'02"W 1439.67 feet to the Southeasterly right of way of Interstate 76; thence along said right of way N52°41'00"E 3264.14 feet to the East line of the NE1/4 of said Section 29; thence along said East line S00°23'23"E 2087.02 feet to the point of beginning, according to Boundary Survey recorded July 24, 1981 in Map Book 5 at page 92.
AND
The S1/2S1/2 of Section 29, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT that parcel conveyed in Book 688 at page 305.

PARCEL F:
All that part of Section 32, township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, lying North of U.S. Highway 34, as deeded in Book 438 at page 326, EXCEPT a parcel conveyed to Gene T. Mitchell and Rosa M. Mitchell recorded June 4, 2002 in Book 1115 at page 924.

PARCEL G:
The W1/2 of Section 33, Township 4 North, Range 55 West of the 6th P.M. AND a tract of land in the NW1/4 of Section 4, Township 3 North, Range 55 West of the 6th P.M., Morgan County, Colorado, described as follows: Beginning at a point 212 feet South of the NW corner of said Section 4; thence North along the West line of same Section, 212 feet to the same NW corner of Section 4; thence East along the North Section line of Section 4, 2670 feet to a point on the 1/2 Section line of Section 4; thence South 792 feet on said 1/2 Section line to a point on the North right of way line of Highway 34; thence NW along Highway right of way on a bearing N78°17'W 2774 feet, more or less, to the point of beginning. EXCEPT a tract or parcel of land in the NW1/4 of Section 4, Township 3 North, Range 55 West of the 6th P.M., Morgan County, Colorado, said tract or parcel being more particularly described as follows: Beginning at a point on the West line of Section 4, Township 3 North, Range 55 West, from which point the NW corner of said Section 4 bears N0°07'W a distance of 210.4 feet; thence along the West line of said Section 4, S0°07'E a distance of 127.7 feet; thence 50.0 feet Southerly of and parallel to the center line of the project, S78°17'E a distance of 2746.5 feet to a point on the North and South 1/4 line of said Section 4; thence along the North and South 1/4 line of said Section 4, N2°52'W a distance of 129.2 feet; thence 75 feet Northerly of and parallel to the center line of the project N78°17'W a distance of 2740.2 feet, more or less, to the point of beginning.

PARCEL H:
The E1/2 of Section 33, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado AND the N1/2NE1/4 of Section 4, Township 3 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT that part conveyed to State of Colorado, Department of Transportation recorded in Book 1068 at page 559 and Corrected in Book 1098 at page 719.

PARCEL I:
The W1/2SW1/4 of Section 23, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado.

PARCEL J:
All that part of the NE1/4 of Section 31, Township 4 North, Range 55 West of the 6th P.M., lying South of the Highway deeded in Book 683 at page 312, Morgan County, Colorado.
AND
That part of the S1/2 of Section 31, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT a parcel deeded to the Town of Brush, Colorado in Book 488 at page 11, EXCEPT a parcel of land deeded to the Brush Livestock Commission Company in Book 732 at page 168, AND EXCEPT a parcel of land in Section 31, Township 4 North, Range 55 West of the 6th P.M., described as follows: Beginning at the SE corner of the Brush Municipal Airport, being found a 2" iron pipe at a fence corner; thence N9°20'57"W along the East line of said Airport and fence line a distance of 723.96 feet to a fence corner being the NE corner of said Airport; thence S80°40'34"W along the North line of said Airport and fence line a distance of 2162.37 feet to a fence corner; thence N28°56'24"E along a fence line a distance of 441.76 feet to a fence corner; thence N78°39'37"E a distance of 2452.91 feet to a fence corner; thence S8°34'48"E along a fence line a distance of 1304.01 feet to a fence corner being a point on the North right of way line of U.S. Highway 34; thence N79°44'38"W along said right of way and a fence line a distance of 438.87 feet to an angle point in said right of way and fence line being the found Brass Cap in a concrete post right of way monument; thence S80°33'46"W along said right of way and fence line a distance of 131.85 feet to the point of beginning.

NOTE: Any conveyance or encumbrance of the above property should include the following: "Together with a right of way for Road purposes 60 feet in width along and adjacent to the West boundary line of a parcel described in Book 732 at page 168" This is for information only and said easement will not be insured on the final policy.

PARCEL K:
The S1/2 of Section 20, Township 5 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT that parcel conveyed at Reception No. 852802.
AND
The W1/2NE1/4, NW1/4, NW1/4SE1/4, N1/2SW1/4 and SW1/4SW1/4 of Section 29, Township 5 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT All that part of the NW1/4SE1/4 and the SW1/4SW1/4 of Section 29, Township 5 North, Range 55 West of the 6th, Morgan County, Colorado, lying South and East of the Snyder-Smith Ditch.
AND
All that part of the SE1/4SW1/4 and SW1/4SE1/4 of Section 29, Township 5 North, Range 55 West of the 6th P.M., Morgan County, Colorado, lying North of the Snyder-Smith Ditch

and commonly known as (for informational purposes only): 32295 HIGHWAY 34, BRUSH, COLORADO, 80723

PROOF OF UTILITIES & ACCESS

Water

Sewer

Electric

Access

AGPROfessionals
DEVELOPERS OF AGRICULTURE

Water

Morgan County SUP Application

Prepared for

T3 Land & Investment LLC

Form C-Rev.
9-62/10M

STATE OF COLORADO

APPLICATION FOR: ☐ A PERMIT TO USE GROUND WATER
☒ A PERMIT TO CONSTRUCT A WELL

RECEIVED
JUL 21 1964
GROUND WATER SECT.
COLORADO
STATE ENGINEER

Applicant Milton Wilenskopp

P.O. Address 215 Hospital Rd Brush Colo

Quantity applied for 6 gpm or _____ AF Storage

Used for Stock Purposes

on/at S½ of Sec 33 T4N R55W
(legal description of land site)

Total acreage irrigated and other rts.

ESTIMATED DATA OF WELL

Hole size: 8 in. to 77 ft.
____ in. to ____ ft.

Casing Plain 5 in. from 0 to 65 ft.
____ in. from ____ to ____ ft.

Open or Perf. 5 in. from 65 to 77 ft.
____ in. from ____ to ____ ft.

PUMP DATA: Type Cylinder HP ½ Size 1¼ Outlet

Use initiation date August 19 64.

(Use Supplemental pages for additional data)

Driller to furnish Log and History (Form E) within 30 days after completion of well.

THIS APPLICATION APPROVED

PERMIT NO. 20832

ISSUED: DATE JUL 21 1964 19____

LOCATION OF WELL

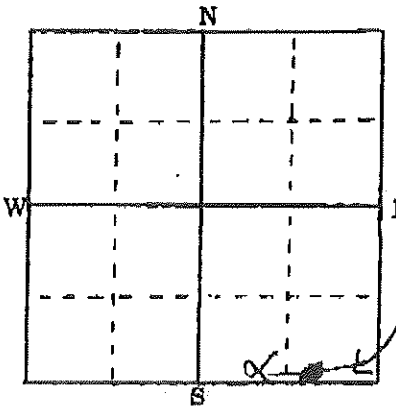
County Morgan

NE¼ of SE¼ of Sect. 33 Twp. 4N

Rge. 55W 6 P.M. OR

Street Address or Lot & Block No.

Town or Subdivision



Locate well in 40 acre (small) square as near as possible. Large square is one section.

$25.00 fee required for uses other than Domestic or Livestock.

Applicant Milton Wilenskopp

Agent or Driller Irrigation Drilling No. 340

Address 1608 Great Mill St Brush Colo

NOTE — SATISFACTORY COMPLETION REQUIRED FOR APPROVAL OF APPLICATION

Form E (Rev.) 2-10-63

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

RECEIVED
SEP 8 1964
GROUND WATER SECT.
COLORADO
STATE ENGINEER

Index No. 22-67
IDWD —
Use: Stock
Registered 9-8-64
(For State Engineer's Use)

LOG AND HISTORY OF WELL
PERMIT NO. 20832

Driller: Livingston Hart Lic. No. 340
Owner: Milton Williamson
Street: 215 Hospital Road City: Brush, Colo.
Tenant:
Use of Water: Stock
On or By: E½ of Sec. 33 Twp. 4 N (description of site or land) No. Acres: 160
Date Started: Aug 3, 1964
Date Completed: Aug 3, 1964
Yield: 6 GPM or ____ CFS

WELL DESCRIPTION:

Depth to Water: 540 ft. Total Depth: 77 ft. (measured from ground surface)

Hole Diameter:
from 0 ft. to 77 ft., 8 in.
from ____ ft. to ____ ft., ____ in.
from ____ ft. to ____ ft., ____ in.

TEST DATA:

How Tested: Pump Pump or ____ Bailed
Date Tested: Aug 3, 1964 Length: 7 hrs.
Rate: 6 GPM Drawn Down: 5 ft.

PUMP DATA:

Pump Type: Cylinder Outlet Size: 1½ in.
Driven by: Windmill HP ____

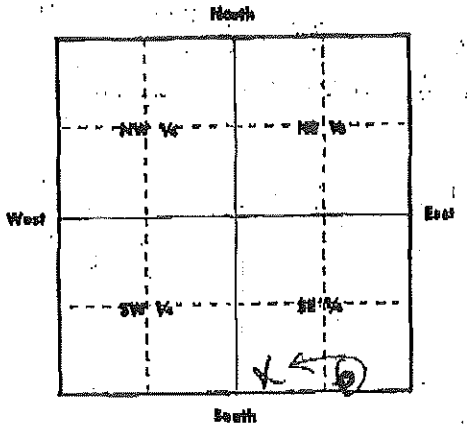
CASING RECORD:

Plain Casing
Size 5, Kind: Plastic from 0 ft. to 65 ft.
Size ____, Kind ____ from ____ ft. to ____ ft.
Size ____, Kind ____ from ____ ft. to ____ ft.

Perforated Casing
Size 5, Kind: Plastic from 65 ft. to 77 ft.
Size ____, Kind ____ from ____ ft. to ____ ft.
Size ____, Kind ____ from ____ ft. to ____ ft.

WELL LOCATION

Morgan County
S.W. ¼ of S.E. ¼ of Sect. 33
Twp. 4 N, Rge. 55 W, 6 PM



ABOVE DIAGRAM REPRESENTS ONE FULL SECTION. LOCATE WELL ACCURATELY IN SMALL SQUARE REPRESENTING 40 ACRES.

or

If the above is not applicable fill in:

No. ____ Street ____
City or Town ____

or

Lot ____, Block ____
____ Subdivision
(include filing or number)

TO BE MADE OUT IN QUADRUPLICATE:
Original Blue and Duplicate Green Copy must be filed with the State Engineer within 30 days after well is completed. White copy is for the Owner and Yellow copy for the Driller. **SIGN BLUE COPY**

FOR WELL LOG USE REVERSE SIDE

WELL LOG

Ground Elevation _____ (if known) How Drilled. Rotary

FROM FEET	TO FEET	TYPE OF MATERIAL	REMARKS (such as Cementing, Packing, Shut off, etc.)	Indicate Water Bearing Formation	Indicate Perforated Casing Location
0	4	top Black Sandy Soil	Cut 8" Hole		
4	26	fine Sand	5" Plastic Casing		
26	29	Clay	Sand Packed		
29	54	fine Sand	Screen Set		
54	65	Coarse to fine Sand	Gravel		
65	72	Clay	Cut Casing		
72	77	Yellow Soil	Yellow Stain		

(if more space is required use additional sheet)

WELL DRILLER'S STATEMENT

This well was drilled under my supervision and the above information is true and correct to the best of my knowledge and belief.

Signed [illegible]

By [illegible]

Dated _____, 19____

FORM NO. GWS-12N 10/89

STATE OF COLORADO
OFFICE OF THE STATE ENGINEER
818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203
(303) 866-3581

For Office Use only
PERMIT NUMBER 041349-F

REGISTRATION OF DECREED EXISTING WELL
PURSUANT TO C.R.S.37-92-304(8)

1. WELL OWNER
NAME(S) : Jack Boxer and Son
Mailing Address: P O Box 97
City, St. Zip : Brush, CO 80723
Phone:

19300

2. WELL LOCATION: COUNTY: Morgan OWNER'S WELL DESIGNATION: Jack Boxer & Son Well No. 8

(Address) (City) (State) (Zip)
NE 1/4 of the NW 1/4, Sec. 4 Twp. 3 NORTH, Rng. 55 WEST 6th PM
Distances from Section Lines Ft. from Section Line, Ft. from Section Line.

3. The well has historically been used for the following purpose(s): DOMESTIC AND COMMERCIAL

4. Water from the well was first used beneficially by the original owner for the above described purpose(s) on NOVEMBER 30, 1955.

5. The total depth of this well is ___ feet.

6. The pumping rate is 15 gallons per minute.

7. The average annual amount of water diverted is ____ acre feet.

8. The land area irrigated from this well is: acre described as:
_____:
(Legal Description)
or as _____ Subdivision Lot(s)_____ Block _____ Filing/Unit _____

FOR OFFICE USE ONLY

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 37-92-304(8), CRS, THE STATE ENGINEER HAS ENTERED INTO HIS RECORDS, UNDER THE ABOVE ASSIGNED WELL PERMIT NUMBER, THE DETERMINATIONS MADE BY THE DIVISION 1 WATER COURT IN CASE NO. W-6272.

Hal D. Simpson — State Engineer (acting)
By Bruce E. DeBrine
JUN 23 1992 — Date

Court Case No. W-6272 Div. 1 Co. 44 WD 01 Basin __ MD __ Use 83

FORM NO. GWS-11 10/89

STATE OF COLORADO
OFFICE OF THE STATE ENGINEER
818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203
(303) 866-3581

For Office Use only

RECEIVED
MAR 29'91
WATER RESOURCES STATE ENGINEER COLO.

04-01-91CL-23956 CHEQUE 125.00

PRIOR TO COMPLETING FORM, SEE INSTRUCTIONS ON REVERSE SIDE

CHANGE IN OWNERSHIP / ADDRESS

WELL PERMIT, LIVESTOCK TANK OR EROSION CONTROL DAM

1. CURRENT OWNER

NAME(S) Pinneo Feedlots
Mailing Address 32295 Hwy 34
City, St. Zip Brush, CO. 80723
Phone (303) 842-0701

2. THIS CHANGE IS FOR ONE OF THE FOLLOWING:

[X] WELL PERMIT NUMBER [redacted] ~~W-6272~~
[ ] LIVESTOCK WATER TANK NUMBER
[ ] EROSION CONTROL DAM NUMBER

3. WELL LOCATION: COUNTY Morgan OWNER'S WELL DESIGNATION # 8

(Address) (City) (State) (Zip)

SE 1/4 of the SW 1/4, Sec. 4 Twp. 3 [N] N. or [ ] S., Range 55 [ ] E. or [W] W. 6 P.M.

Distances from Section Lines 350 Ft. from [N] N. or [ ] S. Line, 1845 Ft. from [ ] E. or [W] W. Line.

Subdivision Lot Block Filing (Unit)

4. LIVESTOCK TANK OR EROSION CONTROL DAM LOCATION: COUNTY

1/4, Sec. Twp. [ ] N. or [ ] S., Range [ ] E. or [ ] W. P.M.

5. The above listed owner(s) say(s) that he (they) own the structure described herein.
The existing record is being amended for the following reason(s):

[ ] Change in name of owner. [ ] Change in mailing address.

6. I (we) have read the statements made herein, know the contents thereof, and state that they are true to my (our) knowledge.
[Pursuant to Section 24-4-104 (13)(a) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.]

Name/Title (Please type or print)	Signature	Date
Robert D. Rufenacht / Partner	Robert D. Rufenacht Partner	3/19/91

FOR OFFICE USE ONLY

ACCEPTED FOR A CHANGE IN OWNERSHIP ONLY

Hal D. Simpson — Sandy Johnson — JUN 23 1992

Acting State Engineer — By — Date

Court Case No. W-6272 Div. 1 Co. 44 WD 01 Basin MD Use 83

Form No.
GWS-11
08/2016

COLORADO DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 Sherman St., Ste 821, Denver CO 80203
(303) 866-3581
dwrpermitsonline@state.co.us

For Office Use Only

RECEIVED
OCT 0 2 2019
WATER RESOURCES
STATE ENGINEER
COLO

CHANGE IN OWNER NAME/MAILING ADDRESS

PRIOR TO COMPLETING THIS FORM, SEE INSTRUCTIONS ON REVERSE SIDE
INCOMPLETE, POOR QUALITY, OR ILLEGIBLE FORMS CANNOT BE PROCESSED AND WILL BE RETURNED

Name, address and phone number of person claiming ownership of the well permit:

Name(s): T3 LAND & INVESTMENT LLC

Mailing Address: P.O. BOX 367

City, St. Zip: SPRINGFIELD, NE 68059

Phone: (_____) _____-_____ Email: _____

Well Permit Number: 10330-F-R **Receipt Number:** 0476915 **Case Number (optional):** _____

WELL LOCATION: County: MORGAN Well Name or # (optional): _____

Street Address at Well Location City State Zip

☐ Check if well address is same as owner's mailing address

SW 1/4 of the SW 1/4, Sec. 33, Township 4.0 ☒ N. or ☐ S., Range 55.0 ☐ E. or ☒ W., 6TH P.M.

Distance from Section Lines: 1131 Ft. from ☐ N. or ☒ S. Line, 636 Ft. from ☐ E. or ☒ W. Line.

Subdivision Name (if applicable): _____, Lot ____, Block ____, Filing/Unit ____

NOTE: If changing/correcting the permitted location of a well, use Form No. GWS-42.

I (we) claim and say that I am (we are) the owner(s) of the well permit described above, know the contents of the statements made herein, and state that they are true to my (our) knowledge. This filing is made pursuant to C.R.S. 37-90-143.

Signature(s) of the New Owner	Please print the Signer's Name & Title	Date
Michael L. Timmerman	Michael L. Timmerman, Mbr	10-1-19
Daniel B. Timmerman	Daniel B. Timmerman, Mbr	10-1-19

It is the responsibility of the new owner of this well permit to complete and sign this form. If an agent is signing or entering information, please see instructions.
Please allow 4 to 6 weeks for processing of this form. Thereafter, you can view or print the accepted document at:
http://www.dwr.state.co.us/WellPermitSearch

Signature of DWR staff indicates acceptance as a Change in Owner Name and/or Mailing Address.

For Staff Use Only

Staff Signature

11/19/2019
Date

RECEIVED

OCT 0 2 2019

WATER RESOURCES
STATE ENGINEER
COLO

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 1st day of October, 2019, between Pinneo Feedlot, Ltd. Liability Company, AKA Pinneo Feedlot, LLC, a Colorado limited liability company, whose address is P.O. Box 384, 32295 Highway 34, Brush, CO 807223 (the "Grantor") and T3 Land & Investment LLC, a Colorado limited liability company whose address is P.O. Box 367, Springfield, NE 68059 (the "Grantee").

WITNESSETH:

Grantor for and in full consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valid consideration, in hand paid by the Grantee the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee and its successors and assigns forever all the following described lot or parcel of land, situate, lying and being in the County of Morgan, State of Colorado, to wit:

Property described on Exhibit A, attached hereto and incorporated herein;

Excepting therefrom and reserving unto Grantor all of the oil, gas and other minerals.

Together with all its appurtenances, and improvements, and easements appurtenant, benefiting or used in connection with the land conveyed, and warrants the title against all persons claiming by, through or under Grantor, subject, however, to statutory exceptions as defined in C.R.S. 38-30-113(5)(a).

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

GRANTOR:
Pinneo Feedlot, Ltd. Liability Company, A/K/A Pinneo Feedlot, LLC

By: _____
Gary S. Booth, Manager

By: _____
Mark C. Booth, Manager

STATE OF COLORADO)
) ss
COUNTY OF MORGAN)

The foregoing was acknowledged before me this 1st day of October, 2019, by Gary S. Booth and Mark C. Booth, Managers of Pinneo Feedlot, Ltd. Liability Company, A/K/A Pinneo Feedlot, LLC.

_____
Notary Public

My Commission Expires: 4/20/22

EXHIBIT A OF SPECIAL WARRANTY DEED

PARCEL A:
The S1/2 and all that part of the NW1/4 lying lying South of Interstate Highway I-80S (now known as I-76) of Section 22, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado

PARCEL B:
All that part of the SE1/4SE1/4 of Section 30, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, lying South of Interstate I-80S (now known as I-76) as conveyed in Book 688 at page 305.

PARCEL C:
All that part of the SE1/4NE1/4 lying lying South of Interstate Highway I-80S (now known as I-76) of Section 21, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado.
AND
The S1/2 of Section 21, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado EXCEPT that part conveyed in Book 677 at page 482.

PARCEL D:
All of Section 28, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado. EXCEPT that part conveyed in Book 677 at page 482.

PARCEL E:
That portion of the E1/2 of Section 29, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, being more particularly described as follows: Beginning at the E1/4 corner of said Section 29; thence along the East line of the SE1/4 of Section 29, S00°23'23"E 1319.73 feet to the South line of the N1/2SE1/4 of said Section 29; thence along said South line S89°44'34"W 2601.96 feet to the West line of the E1/2 of said Section 29; thence along said West line, N00°41'02"W 1439.67 feet to the Southeasterly right of way of Interstate 76; thence along said right of way N52°41'00"E 3264.14 feet to the East line of the NE1/4 of said Section 29; thence along said East line S00°23'23"E 2087.02 feet to the point of beginning, according to Boundary Survey recorded July 24, 1981 in Map Book 5 at page 92.
AND
The S1/2S1/2 of Section 29, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT that parcel conveyed in Book 688 at page 305.

PARCEL F:
All that part of Section 32, township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, lying North of U.S. Highway 34, as deeded in Book 438 at page 326, EXCEPT a parcel conveyed to Gene T. Mitchell and Rosa M. Mitchell recorded June 4, 2002 in Book 1115 at page 924.

PARCEL G:
The W1/2 of Section 33, Township 4 North, Range 55 West of the 6th P.M. AND a tract of land in the NW1/4 of Section 4, Township 3 North, Range 55 West of the 6th P.M., Morgan County, Colorado, described as follows: Beginning at a point 212 feet South of the NW corner of said Section 4; thence North along the West line of same Section, 212 feet to the same NW corner of Section 4; thence East along the North Section line of Section 4, 2670 feet to a point on the 1/2 Section line of Section 4; thence South 792 feet on said 1/2 Section line to a point on the North right of way line of Highway 34; thence NW along Highway right of way on a bearing N78°17'W 2774 feet, more or less, to the point of beginning. EXCEPT a tract or parcel of land in the NW1/4 of Section 4, Township 3 North, Range 55 West of the 6th P.M., Morgan County, Colorado, said tract or parcel being more particularly described as follows: Beginning at a point on the West line of Section 4, Township 3 North, Range 55 West, from which point the NW corner of said Section 4 bears N0°07'W a distance of 210.4 feet; thence along the West line of said Section 4, S0°07'E a distance of 127.7 feet; thence 50.0 feet Southerly of and parallel to the center line of the project, S78°17'E a distance of 2746.5 feet to a point on the North and South 1/4 line of said Section 4; thence along the North and South 1/4 line of said Section 4, N2°52'W a distance of 129.2 feet; thence 75 feet Northerly of and parallel to the center line of the project N78°17'W a distance of 2740.2 feet, more or less, to the point of beginning.

PARCEL H:
The E1/2 of Section 33, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado AND the N1/2NE1/4 of Section 4, Township 3 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT that part conveyed to State of Colorado, Department of Transportation recorded in Book 1068 at page 559 and Corrected in Book 1098 at page 719.

PARCEL I:
The W1/2SW1/4 of Section 23, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado.

PARCEL J:
All that part of the NE1/4 of Section 31, Township 4 North, Range 55 West of the 6th P.M., lying South of the Highway deeded in Book 683 at page 312, Morgan County, Colorado.
AND
That part of the S1/2 of Section 31, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT a parcel deeded to the Town of Brush, Colorado in Book 488 at page 11, EXCEPT a parcel of land deeded to the Brush Livestock Commission Company in Book 732 at page 168, AND EXCEPT a parcel of land in Section 31, Township 4 North, Range 55 West of the 6th P.M., described as follows: Beginning at the SE corner of the Brush Municipal Airport, being found a 2" iron pipe at a fence corner; thence N9°20'57"W along the East line of said Airport and fence line a distance of 723.96 feet to a fence corner being the NE corner of said Airport; thence S80°40'34"W along the North line of said Airport and fence line a distance of 2162.37 feet to a fence corner; thence N28°56'24"E along a fence line a distance of 441.76 feet to a fence corner; thence N78°39'37"E a distance of 2452.91 feet to a fence corner; thence S8°34'48"E along a fence line a distance of 1304.01 feet to a fence corner being a point on the North right of way line of U.S. Highway 34; thence N79°44'38"W along said right of way and a fence line a distance of 438.87 feet to an angle point in said right of way and fence line being the found Brass Cap in a concrete post right of way monument; thence S80°33'46"W along said right of way and fence line a distance of 131.85 feet to the point of beginning.

NOTE: Any conveyance or encumbrance of the above property should include the following: "Together with a right of way for Road purposes 60 feet in width along and adjacent to the West boundary line of a parcel described in Book 732 at page 168" This is for information only and said easement will not be insured on the final policy.

PARCEL K:
The S1/2 of Section 20, Township 5 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT that parcel conveyed at Reception No. 852802.
AND
The W1/2NE1/4, NW1/4, NW1/4SE1/4, N1/2SW1/4 and SW1/4SW1/4 of Section 29, Township 5 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT All that part of the NW1/4SE1/4 and the SW1/4SW1/4 of Section 29, Township 5 North, Range 55 West of the 6th, Morgan County, Colorado, lying South and East of the Snyder-Smith Ditch.
AND
All that part of the SE1/4SW1/4 and SW1/4SE1/4 of Section 29, Township 5 North, Range 55 West of the 6th P.M., Morgan County, Colorado, lying North of the Snyder-Smith Ditch

and commonly known as (for informational purposes only): 32295 HIGHWAY 34, BRUSH, COLORADO, 80723

BARGAIN AND SALE DEED

THIS BARGAIN AND SALE DEED, made this 1st day of October, 2019, between Pinneo Feedlot, Ltd. Liability Company, AKA Pinneo Feedlot, LLC, a Colorado limited liability company, whose address is P.O. Box 384, 32295 Highway 34, Brush, CO 807223 (the "Grantor") and T3 Land & Investment LLC, a Colorado limited liability company, whose address is P.O. Box 367, Springfield, NE 68059 (the "Grantee").

WITNESSETH:

Whereas, Grantor has by Special Warranty Deed sold and conveyed the real property described on Exhibit B, hereto attached and incorporated herein, and in connection therewith enters into this Bargain and Sale Deed, and therefore;

The Grantor for and in full consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valid consideration, in hand paid by the Grantee the receipt whereof is hereby confessed and acknowledged, has sold and conveyed and by these presents does sell and convey unto the said Grantee and its successors and assigns forever, all the following described property located on or being associated with the real property described on Exhibit B, hereto attached, to wit:

Property described on Exhibit A, attached hereto and incorporated herein.

with all its appurtenances.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

GRANTOR:
Pinneo Feedlot, Ltd. Liability Company, A/K/A Pinneo Feedlot, LLC

By: _____
Gary S. Booth, Manager

By: _____
Mark C. Booth, Manager

STATE OF COLORADO)
) ss
COUNTY OF MORGAN)

The foregoing was acknowledged before me this 1st day of October, 2019, by Gary S. Booth and Mark C. Booth, Managers of Pinneo Feedlot, Ltd. Liability Company, A/K/A Pinneo Feedlot, LLC.

_____
Notary Public

My Commission Expires: 6/20/22

RECEIVED

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WATER RESOURCES
STATE ENGINEER
COLO

EXHIBIT A OF BARGAIN AND SALE DEED

All water wells and equipment, well permits identified by numbers 10538-R-R, 10539-R-R, 10540-R-R, 10330-F-R with a combined allotment of 300 acre feet; all water, water rights water development rights, tributary and non-tributary ground water, all ditch rights, reservoirs and reservoir rights, lateral rights and conveyance canal rights, and all easements and rights-of-way associated with said water rights, and all domestic/livestock well and irrigation wells; all rights to transport, convey, and deliver water from said water rights through canals, ditches and laterals appurtenant to the property described on Exhibit B. The water rights are subject to the rules and regulations, and limitations of the Colorado Department of Water Resources. Water rights are being sold AS-IS-WHERE-IS without warranty or guarantee of any water right matters, adequacy and/or delivery of ditch water and stream flows, and pumping rates/adequacy of pit pumps and condition of all irrigation equipment.

Any and all water and water rights, ditches and ditch rights, ponds and ponds rights, reservoirs and reservoir rights, water recharge structures and recharge structure rights (including all past and future recharge accretions to the South Platte River basin generated from past water deliveries to such structures), wells (including gravel pit wells), well rights and well permits, of every nature or kind, appurtenant to, used upon associated with or benefiting in any way the property described on Exhibit B, including, but not by way of limitation, the following expressly described water rights and interests.

1. All water rights and interests that are the subject of the Findings and Ruling of the Referee and Decree of the Water Court entered June 5, 1980, in Case No. W-6098(a), District Court, Water Division No. 1, State of Colorado;

2. All of Grantor's interest in and to the water rights and interests and plan for augmentation that are the subject of the Findings and Ruling of the Referee and Decree of the Water Judge entered November 23, 1992, in Case No. 90CW189 and/or the Ruling of the Referee and Decree of the Water Judge entered January 31, 2001, in Case No. 98CW416, District Court, Water Division No. 1, State of Colorado, Case No, 07CW21, District Court, Water Division 1, State of Colorado and Case No. 15CW3152, Water Division 1, State of Colorado;

3. All domestic, irrigation, gravel pit and other wells including but not limited to wells associated with Well Permits Nos. 6113, 229156, 175793-A, 26179, 5709-F and 3993-F as registered in the Colorado State Engineers Office;

4. All of Grantor's interest in and to that certain Agreement dated August 10, 1990 between the Farmers Sate Bank of Brush Colorado Banking Corporation, Riverside Reservoir and Land Company, and Riverside Irrigation District and recorded on 924 at Reception No. 720880 of the records of the Morgan County Clerk and Recorder;

Any and all easements, rights of way and entitlements appurtenant to, used in connection with the above described property;

Any and all possession rights, adverse or otherwise accruing to the owners of the real property described on Exhibit B;

Any and all irrigation equipment, including but not limited to all pumps, motors, pipes, flumes and irrigation systems, used in connection with the above described property and any equipment pipes, measuring devices, flumes or other facilities used in connection with the operation of the water recharge ponds and facilities;

All of Grantor's interest in and to Mining Permit No. M-1980-135 as issued by the Division of Minerals and Geology, State of Colorado.

Excepting and reserving unto Grantor the Booth Farm Well, Permit No. 5659 and identified Decree Case No. 03CW407, in Division I, Water Court, State of Colorado.

EXHIBIT B OF BARGAIN AND SALE DEED

PARCEL A:
The S1/2 and all that part of the NW1/4 lying lying South of Interstate Highway I-80S (now known as I-76) of Section 22, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado

PARCEL B:
All that part of the SE1/4SE1/4 of Section 30, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, lying South of Interstate I-80S (now known as I-76) as conveyed in Book 688 at page 305.

PARCEL C:
All that part of the SE1/4NE1/4 lying lying South of Interstate Highway I-80S (now known as I-76) of Section 21, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado.
AND
The S1/2 of Section 21, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado EXCEPT that part conveyed in Book 677 at page 482.

PARCEL D:
All of Section 28, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT that part conveyed in Book 677 at page 482.

PARCEL E:
That portion of the E1/2 of Section 29, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, being more particularly described as follows: Beginning at the E1/4 corner of said Section 29; thence along the East line of the SE1/4 of Section 29, S00°23'23"E 1319.73 feet to the South line of the N1/2SE1/4 of said Section 29; thence along said South line S89°44'34"W 2601.96 feet to the West line of the E1/2 of said Section 29; thence along said West line, N00°41'02"W 1439.67 feet to the Southeasterly right of way of Interstate 76; thence along said right of way N52°41'00"E 3264.14 feet to the East line of the NE1/4 of said Section 29; thence along said East line S00°23'23"E 2087.02 feet to the point of beginning, according to Boundary Survey recorded July 24, 1981 in Map Book 5 at page 92.
AND
The S1/2S1/2 of Section 29, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT that parcel conveyed in Book 688 at page 305.

PARCEL F:
All that part of Section 32, township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, lying North of U.S. Highway 34, as deeded in Book 438 at page 326, EXCEPT a parcel conveyed to Gene T. Mitchell and Rosa M. Mitchell recorded June 4, 2002 in Book 1115 at page 924.

PARCEL G:
The W1/2 of Section 33, Township 4 North, Range 55 West of the 6th P.M. AND a tract of land in the NW1/4 of Section 4, Township 3 North, Range 55 West of the 6th P.M., Morgan County, Colorado, described as follows: Beginning at a point 212 feet South of the NW corner of said Section 4; thence North along the West line of same Section, 212 feet to the same NW corner of Section 4; thence East along the North Section line of Section 4, 2670 feet to a point on the 1/2 Section line of Section 4; thence South 792 feet on said 1/2 Section line to a point on the North right of way line of Highway 34; thence NW along Highway right of way on a bearing N78°17'W 2774 feet, more or less, to the point of beginning. EXCEPT a tract or parcel of land in the NW1/4 of Section 4, Township 3 North, Range 55 West of the 6th P.M., Morgan County, Colorado, said tract or parcel being more particularly described as follows: Beginning at a point on the West line of Section 4, Township 3 North, Range 55 West, from which point the NW corner of said Section 4 bears N0°07'W a distance of 210.4 feet; thence along the West line of said Section 4, S0°07'E a distance of 127.7 feet; thence 50.0 feet Southerly of and parallel to the center line of the project, S78°17'E a distance of 2746.5 feet to a point on the North and South 1/4 line of said Section 4; thence along the North and South 1/4 line of said Section 4, N2°52'W a distance of 129.2 feet; thence 75 feet Northerly of and parallel to the center line of the project N78°17'W a distance of 2740.2 feet, more or less, to the point of beginning.

PARCEL H:
The E1/2 of Section 33, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado AND the N1/2NE1/4 of Section 4, Township 3 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT that part conveyed to State of Colorado, Department of Transportation recorded in Book 1068 at page 559 and Corrected in Book 1098 at page 719.

PARCEL I:
The W1/2SW1/4 of Section 23, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado.

PARCEL J:
All that part of the NE1/4 of Section 31, Township 4 North, Range 55 West of the 6th P.M., lying South of the Highway deeded in Book 683 at page 312, Morgan County, Colorado.
AND
That part of the S1/2 of Section 31, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT a parcel deeded to the Town of Brush, Colorado in Book 488 at page 11, EXCEPT a parcel of land deeded to the Brush Livestock Commission Company in Book 732 at page 168, AND EXCEPT a parcel of land in Section 31, Township 4 North, Range 55 West of the 6th P.M., described as follows: Beginning at the SE corner of the Brush Municipal Airport, being found a 2" iron pipe at a fence corner; thence N9°20'57"W along the East line of said Airport and fence line a distance of 723.96 feet to a fence corner being the NE corner of said Airport; thence S80°40'34"W along the North line of said Airport and fence line a distance of 2162.37 feet to a fence corner; thence N28°56'24"E along a fence line a distance of 441.76 feet to a fence corner; thence N78°39'37"E a distance of 2452.91 feet to a fence corner; thence S8°34'48"E along a fence line a distance of 1304.01 feet to a fence corner being a point on the North right of way line of U.S. Highway 34; thence N79°44'38"W along said right of way and a fence line a distance of 438.87 feet to an angle point in said right of way and fence line being the found Brass Cap in a concrete post right of way monument; thence S80°33'46"W along said right of way and fence line a distance of 131.85 feet to the point of beginning.

NOTE: Any conveyance or encumbrance of the above property should include the following: "Together with a right of way for Road purposes 60 feet in width along and adjacent to the West boundary line of a parcel described in Book 732 at page 168" This is for information only and said easement will not be insured on the final policy.

PARCEL K:
The S1/2 of Section 20, Township 5 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT that parcel conveyed at Reception No. 852802.
AND
The W1/2NE1/4, NW1/4, NW1/4SE1/4, N1/2SW1/4 and SW1/4SW1/4 of Section 29, Township 5 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT All that part of the NW1/4SE1/4 and the SW1/4SW1/4 of Section 29, Township 5 North, Range 55 West of the 6th, Morgan County, Colorado, lying South and East of the Snyder-Smith Ditch.
AND
All that part of the SE1/4SW1/4 and SW1/4SE1/4 of Section 29, Township 5 North, Range 55 West of the 6th P.M., Morgan County, Colorado, lying North of the Snyder-Smith Ditch

and commonly known as (for informational purposes only): 32295 HIGHWAY 34, BRUSH, COLORADO, 80723

Form No.
GWS-11
08/2016

COLORADO DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 Sherman St., Ste 821, Denver CO 80203
(303) 866-3581
dwrpermitsonline@state.co.us

For Office Use Only

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WATER RESOURCES
STATE ENGINEER
COLO

CHANGE IN OWNER NAME/MAILING ADDRESS

PRIOR TO COMPLETING THIS FORM, SEE INSTRUCTIONS ON REVERSE SIDE
INCOMPLETE, POOR QUALITY, OR ILLEGIBLE FORMS CANNOT BE PROCESSED AND WILL BE RETURNED

Name, address and phone number of person claiming ownership of the well permit:

Name(s): T3 LAND & INVESTMENT LLC

Mailing Address: P.O. BOX 367

City, St, Zip: SPRINGFIELD, NE 68059

Phone: (____) ____-____ Email: _____

Well Permit Number: 10538-R-R Receipt Number: 0476914 Case Number (optional): _____

WELL LOCATION: County: MORGAN Well Name or # (optional): _____

Street Address at Well Location City State Zip

☐ Check if well address is same as owner's mailing address

SW 1/4 of the SW 1/4, Sec. 33, Township 4.0 ☒ N. or ☐ S., Range 55.0 ☐ E. or ☒ W., 6TH P.M.

Distance from Section Lines: 20 Ft. from ☐ N. or ☒ S. Line, 450 Ft. from ☐ E. or ☒ W. Line.

Subdivision Name (if applicable): _____, Lot ____, Block ____, Filing/Unit ____

NOTE: If changing/correcting the permitted location of a well, use Form No. GWS-42.

I (we) claim and say that I am (we are) the owner(s) of the well permit described above, know the contents of the statements made herein, and state that they are true to my (our) knowledge. This filing is made pursuant to C.R.S. 37-90-143.

Signature(s) of the New Owner	Please print the Signer's Name & Title	Date
Michael L. Timmerman	Michael L. Timmerman, Mbr	10-1-19
Daniel B. Timmerman	Daniel B. Timmerman, Mbr	10-1-19

It is the responsibility of the new owner of this well permit to complete and sign this form. If an agent is signing or entering information, please see instructions.
Please allow 4 to 6 weeks for processing of this form. Thereafter, you can view or print the accepted document at:
http://www.dwr.state.co.us/WellPermitSearch

Signature of DWR staff indicates acceptance as a Change in Owner Name and/or Mailing Address.

For Staff Use Only

Staff Signature

11/19/2019
Date

RECEIVED

OCT 0 2 2019

WATER RESOURCES
STATE ENGINEER
COLO

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 1st day of October, 2019, between Pinneo Feedlot, Ltd. Liability Company, AKA Pinneo Feedlot, LLC, a Colorado limited liability company, whose address is P.O. Box 384, 32295 Highway 34, Brush, CO 807223 (the "Grantor") and T3 Land & Investment LLC, a Colorado limited liability company whose address is P.O. Box 367, Springfield, NE 68059 (the "Grantee").

WITNESSETH:

Grantor for and in full consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valid consideration, in hand paid by the Grantee the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee and its successors and assigns forever all the following described lot or parcel of land, situate, lying and being in the County of Morgan, State of Colorado, to wit:

Property described on Exhibit A, attached hereto and incorporated herein;

Excepting therefrom and reserving unto Grantor all of the oil, gas and other minerals.

Together with all its appurtenances, and improvements, and easements appurtenant, benefiting or used in connection with the land conveyed, and warrants the title against all persons claiming by, through or under Grantor, subject, however, to statutory exceptions as defined in C.R.S. 38-30-113(5)(a).

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

GRANTOR:
Pinneo Feedlot, Ltd. Liability Company, A/K/A Pinneo Feedlot, LLC

By: _____
Gary S. Booth, Manager

By: _____
Mark C. Booth, Manager

STATE OF COLORADO)
) ss
COUNTY OF MORGAN)

The foregoing was acknowledged before me this 1st day of October, 2019, by Gary S. Booth and Mark C. Booth, Managers of Pinneo Feedlot, Ltd. Liability Company, A/K/A Pinneo Feedlot, LLC.

_____
Notary Public

My Commission Expires: 6/20/22

EXHIBIT A OF SPECIAL WARRANTY DEED

PARCEL A:
The S1/2 and all that part of the NW1/4 lying lying South of Interstate Highway I-80S (now known as I-76) of Section 22, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado

PARCEL B:
All that part of the SE1/4SE1/4 of Section 30, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, lying South of Interstate I-80S (now known as I-76) as conveyed in Book 688 at page 305.

PARCEL C:
All that part of the SE1/4NE1/4 lying lying South of Interstate Highway I-80S (now known as I-76) of Section 21, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado.
AND
The S1/2 of Section 21, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado EXCEPT that part conveyed in Book 677 at page 482.

PARCEL D:
All of Section 28, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado. EXCEPT that part conveyed in Book 677 at page 482.

PARCEL E:
That portion of the E1/2 of Section 29, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, being more particularly described as follows: Beginning at the E1/4 corner of said Section 29; thence along the East line of the SE1/4 of Section 29, S00°23'23"E 1319.73 feet to the South line of the N1/2SE1/4 of said Section 29; thence along said South line S89°44'34"W 2601.96 feet to the West line of the E1/2 of said Section 29; thence along said West line, N00°41'02"W 1439.67 feet to the Southeasterly right of way of Interstate 76; thence along said right of way N52°41'00"E 3264.14 feet to the East line of the NE1/4 of said Section 29; thence along said East line S00°23'23"E 2087.02 feet to the point of beginning, according to Boundary Survey recorded July 24, 1981 in Map Book 5 at page 92.
AND
The S1/2S1/2 of Section 29, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT that parcel conveyed in Book 688 at page 305.

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PARCEL G:
The W1/2 of Section 33, Township 4 North, Range 55 West of the 6th P.M. AND a tract of land in the NW1/4 of Section 4, Township 3 North, Range 55 West of the 6th P.M., Morgan County, Colorado, described as follows: Beginning at a point 212 feet South of the NW corner of said Section 4; thence North along the West line of same Section, 212 feet to the same NW corner of Section 4; thence East along the North Section line of Section 4, 2670 feet to a point on the 1/2 Section line of Section 4; thence South 792 feet on said 1/2 Section line to a point on the North right of way line of Highway 34; thence NW along Highway right of way on a bearing N78°17'W 2774 feet, more or less, to the point of beginning. EXCEPT a tract or parcel of land in the NW1/4 of Section 4, Township 3 North, Range 55 West of the 6th P.M., Morgan County, Colorado, said tract or parcel being more particularly described as follows: Beginning at a point on the West line of Section 4, Township 3 North, Range 55 West, from which point the NW corner of said Section 4 bears N0°07'W a distance of 210.4 feet; thence along the West line of said Section 4, S0°07'E a distance of 127.7 feet; thence 50.0 feet Southerly of and parallel to the center line of the project, S78°17'E a distance of 2746.5 feet to a point on the North and South 1/4 line of said Section 4; thence along the North and South 1/4 line of said Section 4, N2°52'W a distance of 129.2 feet; thence 75 feet Northerly of and parallel to the center line of the project N78°17'W a distance of 2740.2 feet, more or less, to the point of beginning.

PARCEL H:
The E1/2 of Section 33, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado AND the N1/2NE1/4 of Section 4, Township 3 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT that part conveyed to State of Colorado, Department of Transportation recorded in Book 1068 at page 559 and Corrected in Book 1098 at page 719.

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The W1/2SW1/4 of Section 23, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado.

PARCEL J:
All that part of the NE1/4 of Section 31, Township 4 North, Range 55 West of the 6th P.M., lying South of the Highway deeded in Book 683 at page 312, Morgan County, Colorado.
AND
That part of the S1/2 of Section 31, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT a parcel deeded to the Town of Brush, Colorado in Book 488 at page 11, EXCEPT a parcel of land deeded to the Brush Livestock Commission Company in Book 732 at page 168, AND EXCEPT a parcel of land in Section 31, Township 4 North, Range 55 West of the 6th P.M., described as follows: Beginning at the SE corner of the Brush Municipal Airport, being found a 2" iron pipe at a fence corner; thence N9°20'57"W along the East line of said Airport and fence line a distance of 723.96 feet to a fence corner being the NE corner of said Airport; thence S80°40'34"W along the North line of said Airport and fence line a distance of 2162.37 feet to a fence corner; thence N28°56'24"E along a fence line a distance of 441.76 feet to a fence corner; thence N78°39'37"E a distance of 2452.91 feet to a fence corner; thence S8°34'48"E along a fence line a distance of 1304.01 feet to a fence corner being a point on the North right of way line of U.S. Highway 34; thence N79°44'38"W along said right of way and a fence line a distance of 438.87 feet to an angle point in said right of way and fence line being the found Brass Cap in a concrete post right of way monument; thence S80°33'46"W along said right of way and fence line a distance of 131.85 feet to the point of beginning.

NOTE: Any conveyance or encumbrance of the above property should include the following: "Together with a right of way for Road purposes 60 feet in width along and adjacent to the West boundary line of a parcel described in Book 732 at page 168" This is for information only and said easement will not be insured on the final policy.

PARCEL K:
The S1/2 of Section 20, Township 5 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT that parcel conveyed at Reception No. 852802.
AND
The W1/2NE1/4, NW1/4, NW1/4SE1/4, N1/2SW1/4 and SW1/4SW1/4 of Section 29, Township 5 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT All that part of the NW1/4SE1/4 and the SW1/4SW1/4 of Section 29, Township 5 North, Range 55 West of the 6th, Morgan County, Colorado, lying South and East of the Snyder-Smith Ditch.
AND
All that part of the SE1/4SW1/4 and SW1/4SE1/4 of Section 29, Township 5 North, Range 55 West of the 6th P.M., Morgan County, Colorado, lying North of the Snyder-Smith Ditch

and commonly known as (for informational purposes only): 32295 HIGHWAY 34, BRUSH, COLORADO, 80723

BARGAIN AND SALE DEED

THIS BARGAIN AND SALE DEED, made this 1st day of October, 2019, between Pinneo Feedlot, Ltd. Liability Company, AKA Pinneo Feedlot, LLC, a Colorado limited liability company, whose address is P.O. Box 384, 32295 Highway 34, Brush, CO 807223 (the "Grantor") and T3 Land & Investment LLC, a Colorado limited liability company, whose address is P.O. Box 367, Springfield, NE 68059 (the "Grantee").

WITNESSETH:

Whereas, Grantor has by Special Warranty Deed sold and conveyed the real property described on Exhibit B, hereto attached and incorporated herein, and in connection therewith enters into this Bargain and Sale Deed, and therefore;

The Grantor for and in full consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valid consideration, in hand paid by the Grantee the receipt whereof is hereby confessed and acknowledged, has sold and conveyed and by these presents does sell and convey unto the said Grantee and its successors and assigns forever, all the following described property located on or being associated with the real property described on Exhibit B, hereto attached, to wit:

Property described on Exhibit A, attached hereto and incorporated herein.

with all its appurtenances.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

GRANTOR:
Pinneo Feedlot, Ltd. Liability Company, A/K/A Pinneo Feedlot, LLC

By: _____
Gary S. Booth, Manager

By: _____
Mark C. Booth, Manager

STATE OF COLORADO)
) ss
COUNTY OF MORGAN)

The foregoing was acknowledged before me this 1st day of October, 2019, by Gary S. Booth and Mark C. Booth, Managers of Pinneo Feedlot, Ltd. Liability Company, A/K/A Pinneo Feedlot, LLC.

_____
Notary Public

My Commission Expires: 6/20/202

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WATER RESOURCES
STATE ENGINEER
COLO

EXHIBIT A OF BARGAIN AND SALE DEED

All water wells and equipment, well permits identified by numbers 10538-R-R, 10539-R-R, 10540-R-R, 10330-F-R with a combined allotment of 300 acre feet; all water, water rights water development rights, tributary and non-tributary ground water, all ditch rights, reservoirs and reservoir rights, lateral rights and conveyance canal rights, and all easements and rights-of-way associated with said water rights, and all domestic/livestock well and irrigation wells; all rights to transport, convey, and deliver water from said water rights through canals, ditches and laterals appurtenant to the property described on Exhibit B. The water rights are subject to the rules and regulations, and limitations of the Colorado Department of Water Resources. Water rights are being sold AS-IS-WHERE-IS without warranty or guarantee of any water right matters, adequacy and/or delivery of ditch water and stream flows, and pumping rates/adequacy of pit pumps and condition of all irrigation equipment.

Any and all water and water rights, ditches and ditch rights, ponds and ponds rights, reservoirs and reservoir rights, water recharge structures and recharge structure rights (including all past and future recharge accretions to the South Platte River basin generated from past water deliveries to such structures), wells (including gravel pit wells), well rights and well permits, of every nature or kind, appurtenant to, used upon associated with or benefiting in any way the property described on Exhibit B, including, but not by way of limitation, the following expressly described water rights and interests.

1. All water rights and interests that are the subject of the Findings and Ruling of the Referee and Decree of the Water Court entered June 5, 1980, in Case No. W-6098(a), District Court, Water Division No. 1, State of Colorado;

2. All of Grantor's interest in and to the water rights and interests and plan for augmentation that are the subject of the Findings and Ruling of the Referee and Decree of the Water Judge entered November 23, 1992, in Case No. 90CW189 and/or the Ruling of the Referee and Decree of the Water Judge entered January 31, 2001, in Case No. 98CW416, District Court, Water Division No. 1, State of Colorado, Case No, 07CW21, District Court, Water Division 1, State of Colorado and Case No. 15CW3152, Water Division 1, State of Colorado;

3. All domestic, irrigation, gravel pit and other wells including but not limited to wells associated with Well Permits Nos. 6113, 229156, 175793-A, 26179, 5709-F and 3993-F as registered in the Colorado State Engineers Office;

4. All of Grantor's interest in and to that certain Agreement dated August 10, 1990 between the Farmers Sate Bank of Brush Colorado Banking Corporation, Riverside Reservoir and Land Company, and Riverside Irrigation District and recorded on 924 at Reception No. 720880 of the records of the Morgan County Clerk and Recorder;

Any and all easements, rights of way and entitlements appurtenant to, used in connection with the above described property;

Any and all possession rights, adverse or otherwise accruing to the owners of the real property described on Exhibit B;

Any and all irrigation equipment, including but not limited to all pumps, motors, pipes, flumes and irrigation systems, used in connection with the above described property and any equipment pipes, measuring devices, flumes or other facilities used in connection with the operation of the water recharge ponds and facilities;

All of Grantor's interest in and to Mining Permit No. M-1980-135 as issued by the Division of Minerals and Geology, State of Colorado.

Excepting and reserving unto Grantor the Booth Farm Well, Permit No. 5659 and identified Decree Case No. 03CW407, in Division I, Water Court, State of Colorado.

EXHIBIT B OF BARGAIN AND SALE DEED

PARCEL A:
The S1/2 and all that part of the NW1/4 lying lying South of Interstate Highway I-80S (now known as I-76) of Section 22, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado

PARCEL B:
All that part of the SE1/4SE1/4 of Section 30, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, lying South of Interstate I-80S (now known as I-76) as conveyed in Book 688 at page 305.

PARCEL C:
All that part of the SE1/4NE1/4 lying lying South of Interstate Highway I-80S (now known as I-76) of Section 21, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado.
AND
The S1/2 of Section 21, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado EXCEPT that part conveyed in Book 677 at page 482.

PARCEL D:
All of Section 28, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT that part conveyed in Book 677 at page 482.

PARCEL E:
That portion of the E1/2 of Section 29, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, being more particularly described as follows: Beginning at the E1/4 corner of said Section 29; thence along the East line of the SE1/4 of Section 29, S00°23'23"E 1319.73 feet to the South line of the N1/2SE1/4 of said Section 29; thence along said South line S89°44'34"W 2601.96 feet to the West line of the E1/2 of said Section 29; thence along said West line, N00°41'02"W 1439.67 feet to the Southeasterly right of way of Interstate 76; thence along said right of way N52°41'00"E 3264.14 feet to the East line of the NE1/4 of said Section 29; thence along said East line S00°23'23"E 2087.02 feet to the point of beginning, according to Boundary Survey recorded July 24, 1981 in Map Book 5 at page 92.
AND
The S1/2S1/2 of Section 29, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT that parcel conveyed in Book 688 at page 305.

PARCEL F:
All that part of Section 32, township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, lying North of U.S. Highway 34, as deeded in Book 436 at page 326, EXCEPT a parcel conveyed to Gene T. Mitchell and Rosa M. Mitchell recorded June 4, 2002 in Book 1115 at page 924.

PARCEL G:
The W1/2 of Section 33, Township 4 North, Range 55 West of the 6th P.M. AND a tract of land in the NW1/4 of Section 4, Township 3 North, Range 55 West of the 6th P.M., Morgan County, Colorado, described as follows: Beginning at a point 212 feet South of the NW corner of said Section 4; thence North along the West line of same Section, 212 feet to the same NW corner of Section 4; thence East along the North Section line of Section 4, 2670 feet to a point on the 1/2 Section line of Section 4; thence South 792 feet on said 1/2 Section line to a point on the North right of way line of Highway 34; thence NW along Highway right of way on a bearing N78°17'W 2774 feet, more or less, to the point of beginning. EXCEPT a tract or parcel of land in the NW1/4 of Section 4, Township 3 North, Range 55 West of the 6th P.M., Morgan County, Colorado, said tract or parcel being more particularly described as follows: Beginning at a point on the West line of Section 4, Township 3 North, Range 55 West, from which point the NW corner of said Section 4 bears N0°07'W a distance of 210.4 feet; thence along the West line of said Section 4, S0°07'E a distance of 127.7 feet; thence 50.0 feet Southerly of and parallel to the center line of the project, S78°17'E a distance of 2746.5 feet to a point on the North and South 1/4 line of said Section 4; thence along the North and South 1/4 line of said Section 4, N2°52'W a distance of 129.2 feet; thence 75 feet Northerly of and parallel to the center line of the project N78°17'W a distance of 2740.2 feet, more or less, to the point of beginning.

PARCEL H:
The E1/2 of Section 33, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado AND the N1/2NE1/4 of Section 4, Township 3 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT that part conveyed to State of Colorado, Department of Transportation recorded in Book 1068 at page 559 and Corrected in Book 1098 at page 719.

PARCEL I:
The W1/2SW1/4 of Section 23, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado.

PARCEL J:
All that part of the NE1/4 of Section 31, Township 4 North, Range 55 West of the 6th P.M., lying South of the Highway deeded in Book 683 at page 312, Morgan County, Colorado.
AND
That part of the S1/2 of Section 31, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT a parcel deeded to the Town of Brush, Colorado in Book 488 at page 11, EXCEPT a parcel of land deeded to the Brush Livestock Commission Company in Book 732 at page 168, AND EXCEPT a parcel of land in Section 31, Township 4 North, Range 55 West of the 6th P.M., described as follows: Beginning at the SE corner of the Brush Municipal Airport, being found a 2" iron pipe at a fence corner; thence N9°20'57"W along the East line of said Airport and fence line a distance of 723.96 feet to a fence corner being the NE corner of said Airport; thence S80°40'34"W along the North line of said Airport and fence line a distance of 2162.37 feet to a fence corner; thence N28°56'24"E along a fence line a distance of 441.76 feet to a fence corner; thence N78°39'37"E a distance of 2452.91 feet to a fence corner; thence S8°34'48"E along a fence line a distance of 1304.01 feet to a fence corner being a point on the North right of way line of U.S. Highway 34; thence N79°44'38"W along said right of way and a fence line a distance of 438.87 feet to an angle point in said right of way and fence line being the found Brass Cap in a concrete post right of way monument; thence S80°33'46"W along said right of way and fence line a distance of 131.85 feet to the point of beginning.

NOTE: Any conveyance or encumbrance of the above property should include the following: "Together with a right of way for Road purposes 60 feet in width along and adjacent to the West boundary line of a parcel described in Book 732 at page 168" This is for information only and said easement will not be insured on the final policy.

PARCEL K:
The S1/2 of Section 20, Township 5 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT that parcel conveyed at Reception No. 852802.
AND
The W1/2NE1/4, NW1/4, NW1/4SE1/4, N1/2SW1/4 and SW1/4SW1/4 of Section 29, Township 5 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT All that part of the NW1/4SE1/4 and the SW1/4SW1/4 of Section 29, Township 5 North, Range 55 West of the 6th, Morgan County, Colorado, lying South and East of the Snyder-Smith Ditch.
AND
All that part of the SE1/4SW1/4 and SW1/4SE1/4 of Section 29, Township 5 North, Range 55 West of the 6th P.M., Morgan County, Colorado, lying North of the Snyder-Smith Ditch

and commonly known as (for informational purposes only): 32295 HIGHWAY 34, BRUSH, COLORADO, 80723

Form No. GWS-11 08/2016	COLORADO DIVISION OF WATER RESOURCES DEPARTMENT OF NATURAL RESOURCES 1313 Sherman St., Ste 821, Denver CO 80203 (303) 866-3581 dwrpermitsonline@state.co.us	For Office Use Only

CHANGE IN OWNER NAME/MAILING ADDRESS

PRIOR TO COMPLETING THIS FORM, SEE INSTRUCTIONS ON REVERSE SIDE
INCOMPLETE, POOR QUALITY, OR ILLEGIBLE FORMS CANNOT BE PROCESSED AND WILL BE RETURNED

RECEIVED
OCT 02 2019
WATER RESOURCES
STATE ENGINEER
COLO

Name, address and phone number of person claiming ownership of the well permit:

Name(s): T3 LAND & INVESTMENT LLC

Mailing Address: P.O. BOX 367

City, St. Zip: SPRINGFIELD, NE 68059

Phone: (____) ____-____ Email: _____

Well Permit Number: 10539-R-R Receipt Number: 0323956A Case Number (optional): _____

WELL LOCATION: County: MORGAN Well Name or # (optional): _____

Street Address at Well Location City State Zip

☐ Check if well address is same as owner's mailing address

SW 1/4 of the SW 1/4, Sec. 33, Township 4.0 ☒ N. or ☐ S., Range 55.0 ☐ E. or ☒ W., 6TH P.M.

Distance from Section Lines: 10 Ft. from ☐ N. or ☒ S. Line, 1095 Ft. from ☐ E. or ☒ W. Line.

Subdivision Name (if applicable): _____, Lot ____, Block ____, Filing/Unit ____

NOTE: If changing/correcting the permitted location of a well, use Form No. GWS-42.

I (we) claim and say that I am (we are) the owner(s) of the well permit described above, know the contents of the statements made herein, and state that they are true to my (our) knowledge. This filing is made pursuant to C.R.S. 37-90-143.

Signature(s) of the New Owner	Please print the Signer's Name & Title	Date
Michael L. Timmerman	Michael L. Timmerman, Mbr	10-1-19
Daniel B. Timmerman	Daniel B. Timmerman, Mbr	10-1-19

It is the responsibility of the new owner of this well permit to complete and sign this form. If an agent is signing or entering information, please see instructions.
Please allow 4 to 6 weeks for processing of this form. Thereafter, you can view or print the accepted document at:
http://www.dwr.state.co.us/WellPermitSearch

Signature of DWR staff indicates acceptance as a Change in Owner Name and/or Mailing Address.

For Staff Use Only

Staff Signature

Date 11/19/2019

RECEIVED

OCT 0 2 2019

WATER RESOURCES
STATE ENGINEER
COLO

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 1st day of October, 2019, between Pinneo Feedlot, Ltd. Liability Company, AKA Pinneo Feedlot, LLC, a Colorado limited liability company, whose address is P.O. Box 384, 32295 Highway 34, Brush, CO 807223 (the "Grantor") and T3 Land & Investment LLC, a Colorado limited liability company whose address is P.O. Box 367, Springfield, NE 68059 (the "Grantee").

WITNESSETH:

Grantor for and in full consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valid consideration, in hand paid by the Grantee the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee and its successors and assigns forever all the following described lot or parcel of land, situate, lying and being in the County of Morgan, State of Colorado, to wit:

Property described on Exhibit A, attached hereto and incorporated herein;

Excepting therefrom and reserving unto Grantor all of the oil, gas and other minerals.

Together with all its appurtenances, and improvements, and easements appurtenant, benefiting or used in connection with the land conveyed, and warrants the title against all persons claiming by, through or under Grantor, subject, however, to statutory exceptions as defined in C.R.S. 38-30-113(5)(a).

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

GRANTOR:
Pinneo Feedlot, Ltd. Liability Company, A/K/A Pinneo Feedlot, LLC

By: _____
Gary S. Booth, Manager

By: _____
Mark C. Booth, Manager

STATE OF COLORADO)
) ss
COUNTY OF MORGAN)

The foregoing was acknowledged before me this 1st day of October, 2019, by Gary S. Booth and Mark C. Booth, Managers of Pinneo Feedlot, Ltd. Liability Company, A/K/A Pinneo Feedlot, LLC.

_____
Notary Public

My Commission Expires: 6/20/22

EXHIBIT A OF SPECIAL WARRANTY DEED

PARCEL A:
The S1/2 and all that part of the NW1/4 lying lying South of Interstate Highway I-80S (now known as I-76) of Section 22, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado

PARCEL B:
All that part of the SE1/4SE1/4 of Section 30, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, lying South of Interstate I-80S (now known as I-76) as conveyed in Book 688 at page 305.

PARCEL C:
All that part of the SE1/4NE1/4 lying lying South of Interstate Highway I-80S (now known as I-76) of Section 21, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado.
AND
The S1/2 of Section 21, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado EXCEPT that part conveyed in Book 677 at page 482.

PARCEL D:
All of Section 28, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado. EXCEPT that part conveyed in Book 677 at page 482.

PARCEL E:
That portion of the E1/2 of Section 29, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, being more particularly described as follows: Beginning at the E1/4 corner of said Section 29; thence along the East line of the SE1/4 of Section 29, S00°23'23"E 1319.73 feet to the South line of the N1/2SE1/4 of said Section 29; thence along said South line S89°44'34"W 2601.96 feet to the West line of the E1/2 of said Section 29; thence along said West line, N00°41'02"W 1439.67 feet to the Southeasterly right of way of Interstate 76; thence along said right of way N52°41'00"E 3264.14 feet to the East line of the NE1/4 of said Section 29; thence along said East line S00°23'23"E 2087.02 feet to the point of beginning, according to Boundary Survey recorded July 24, 1981 in Map Book 5 at page 92.
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The W1/2 of Section 33, Township 4 North, Range 55 West of the 6th P.M. AND a tract of land in the NW1/4 of Section 4, Township 3 North, Range 55 West of the 6th P.M., Morgan County, Colorado, described as follows: Beginning at a point 212 feet South of the NW corner of said Section 4; thence North along the West line of same Section, 212 feet to the same NW corner of Section 4; thence East along the North Section line of Section 4, 2670 feet to a point on the 1/2 Section line of Section 4; thence South 792 feet on said 1/2 Section line to a point on the North right of way line of Highway 34; thence NW along Highway right of way on a bearing N78°17'W 2774 feet, more or less, to the point of beginning. EXCEPT a tract or parcel of land in the NW1/4 of Section 4, Township 3 North, Range 55 West of the 6th P.M., Morgan County, Colorado, said tract or parcel being more particularly described as follows: Beginning at a point on the West line of Section 4, Township 3 North, Range 55 West, from which point the NW corner of said Section 4 bears N0°07'W a distance of 210.4 feet; thence along the West line of said Section 4, S0°07'E a distance of 127.7 feet; thence 50.0 feet Southerly of and parallel to the center line of the project, S78°17'E a distance of 2746.5 feet to a point on the North and South 1/4 line of said Section 4; thence along the North and South 1/4 line of said Section 4, N2°52'W a distance of 129.2 feet; thence 75 feet Northerly of and parallel to the center line of the project N78°17'W a distance of 2740.2 feet, more or less, to the point of beginning.

PARCEL H:
The E1/2 of Section 33, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado AND the N1/2NE1/4 of Section 4, Township 3 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT that part conveyed to State of Colorado, Department of Transportation recorded in Book 1068 at page 559 and Corrected in Book 1098 at page 719.

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NOTE: Any conveyance or encumbrance of the above property should include the following: "Together with a right of way for Road purposes 60 feet in width along and adjacent to the West boundary line of a parcel described in Book 732 at page 168" This is for information only and said easement will not be insured on the final policy.

PARCEL K:
The S1/2 of Section 20, Township 5 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT that parcel conveyed at Reception No. 852802.
AND
The W1/2NE1/4, NW1/4, NW1/4SE1/4, N1/2SW1/4 and SW1/4SW1/4 of Section 29, Township 5 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT All that part of the NW1/4SE1/4 and the SW1/4SW1/4 of Section 29, Township 5 North, Range 55 West of the 6th, Morgan County, Colorado, lying South and East of the Snyder-Smith Ditch.
AND
All that part of the SE1/4SW1/4 and SW1/4SE1/4 of Section 29, Township 5 North, Range 55 West of the 6th P.M., Morgan County, Colorado, lying North of the Snyder-Smith Ditch

and commonly known as (for informational purposes only): 32295 HIGHWAY 34, BRUSH, COLORADO, 80723

BARGAIN AND SALE DEED

THIS BARGAIN AND SALE DEED, made this 1st day of October, 2019, between Pinneo Feedlot, Ltd. Liability Company, AKA Pinneo Feedlot, LLC, a Colorado limited liability company, whose address is P.O. Box 384, 32295 Highway 34, Brush, CO 807223 (the "Grantor") and T3 Land & Investment LLC, a Colorado limited liability company, whose address is P.O. Box 367, Springfield, NE 68059 (the "Grantee").

WITNESSETH:

Whereas, Grantor has by Special Warranty Deed sold and conveyed the real property described on Exhibit B, hereto attached and incorporated herein, and in connection therewith enters into this Bargain and Sale Deed, and therefore;

The Grantor for and in full consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valid consideration, in hand paid by the Grantee the receipt whereof is hereby confessed and acknowledged, has sold and conveyed and by these presents does sell and convey unto the said Grantee and its successors and assigns forever, all the following described property located on or being associated with the real property described on Exhibit B, hereto attached, to wit:

Property described on Exhibit A, attached hereto and incorporated herein.

with all its appurtenances.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

GRANTOR:
Pinneo Feedlot, Ltd. Liability Company, A/K/A Pinneo Feedlot, LLC

By: _____
Gary S. Booth, Manager

By: Mark C Booth
Mark C. Booth, Manager

STATE OF COLORADO)
) ss
COUNTY OF MORGAN)

The foregoing was acknowledged before me this 1st day of October, 2019, by Gary S. Booth and Mark C. Booth, Managers of Pinneo Feedlot, Ltd. Liability Company, A/K/A Pinneo Feedlot, LLC.

_____
Notary Public

My Commission Expires: 6/20/22

RECEIVED

OCT 0 2 2019

WATER RESOURCES
STATE ENGINEER
COLO

EXHIBIT A OF BARGAIN AND SALE DEED

All water wells and equipment, well permits identified by numbers 10538-R-R, 10539-R-R, 10540-R-R, 10330-F-R with a combined allotment of 300 acre feet; all water, water rights water development rights, tributary and non-tributary ground water, all ditch rights, reservoirs and reservoir rights, lateral rights and conveyance canal rights, and all easements and rights-of-way associated with said water rights, and all domestic/livestock well and irrigation wells; all rights to transport, convey, and deliver water from said water rights through canals, ditches and laterals appurtenant to the property described on Exhibit B. The water rights are subject to the rules and regulations, and limitations of the Colorado Department of Water Resources. Water rights are being sold AS-IS-WHERE-IS without warranty or guarantee of any water right matters, adequacy and/or delivery of ditch water and stream flows, and pumping rates/adequacy of pit pumps and condition of all irrigation equipment.

Any and all water and water rights, ditches and ditch rights, ponds and ponds rights, reservoirs and reservoir rights, water recharge structures and recharge structure rights (including all past and future recharge accretions to the South Platte River basin generated from past water deliveries to such structures), wells (including gravel pit wells), well rights and well permits, of every nature or kind, appurtenant to, used upon associated with or benefiting in any way the property described on Exhibit B, including, but not by way of limitation, the following expressly described water rights and interests.

1. All water rights and interests that are the subject of the Findings and Ruling of the Referee and Decree of the Water Court entered June 5, 1980, in Case No. W-6098(a), District Court, Water Division No. 1, State of Colorado;

2. All of Grantor's interest in and to the water rights and interests and plan for augmentation that are the subject of the Findings and Ruling of the Referee and Decree of the Water Judge entered November 23, 1992, in Case No. 90CW189 and/or the Ruling of the Referee and Decree of the Water Judge entered January 31, 2001, in Case No. 98CW416, District Court, Water Division No. 1, State of Colorado, Case No, 07CW21, District Court, Water Division 1, State of Colorado and Case No. 15CW3152, Water Division 1, State of Colorado;

3. All domestic, irrigation, gravel pit and other wells including but not limited to wells associated with Well Permits Nos. 6113, 229156, 175793-A, 26179, 5709-F and 3993-F as registered in the Colorado State Engineers Office;

4. All of Grantor's interest in and to that certain Agreement dated August 10, 1990 between the Farmers Sate Bank of Brush Colorado Banking Corporation, Riverside Reservoir and Land Company, and Riverside Irrigation District and recorded on 924 at Reception No. 720880 of the records of the Morgan County Clerk and Recorder;

Any and all easements, rights of way and entitlements appurtenant to, used in connection with the above described property;

Any and all possession rights, adverse or otherwise accruing to the owners of the real property described on Exhibit B;

Any and all irrigation equipment, including but not limited to all pumps, motors, pipes, flumes and irrigation systems, used in connection with the above described property and any equipment pipes, measuring devices, flumes or other facilities used in connection with the operation of the water recharge ponds and facilities;

All of Grantor's interest in and to Mining Permit No. M-1980-135 as issued by the Division of Minerals and Geology, State of Colorado.

Excepting and reserving unto Grantor the Booth Farm Well, Permit No. 5659 and identified Decree Case No. 03CW407, in Division I, Water Court, State of Colorado.

EXHIBIT B OF BARGAIN AND SALE DEED

PARCEL A:
The S1/2 and all that part of the NW1/4 lying lying South of Interstate Highway I-80S (now known as I-76) of Section 22, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado

PARCEL B:
All that part of the SE1/4SE1/4 of Section 30, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, lying South of Interstate I-80S (now known as I-76) as conveyed in Book 688 at page 305.

PARCEL C:
All that part of the SE1/4NE1/4 lying lying South of Interstate Highway I-80S (now known as I-76) of Section 21, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado.
AND
The S1/2 of Section 21, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado EXCEPT that part conveyed in Book 677 at page 482.

PARCEL D:
All of Section 28, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado. EXCEPT that part conveyed in Book 677 at page 482.

PARCEL E:
That portion of the E1/2 of Section 29, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, being more particularly described as follows: Beginning at the E1/4 corner of said Section 29; thence along the East line of the SE1/4 of Section 29, S00°23'23"E 1319.73 feet to the South line of the N1/2SE1/4 of said Section 29; thence along said South line S89°44'34"W 2601.96 feet to the West line of the E1/2 of said Section 29; thence along said West line, N00°41'02"W 1439.67 feet to the Southeasterly right of way of Interstate 76; thence along said right of way N52°41'00"E 3264.14 feet to the East line of the NE1/4 of said Section 29; thence along said East line S00°23'23"E 2087.02 feet to the point of beginning, according to Boundary Survey recorded July 24, 1981 in Map Book 5 at page 92.
AND
The S1/2S1/2 of Section 29, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT that parcel conveyed in Book 688 at page 305.

PARCEL F:
All that part of Section 32, township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, lying North of U.S. Highway 34, as deeded in Book 438 at page 326, EXCEPT a parcel conveyed to Gene T. Mitchell and Rosa M. Mitchell recorded June 4, 2002 in Book 1115 at page 924.

PARCEL G:
The W1/2 of Section 33, Township 4 North, Range 55 West of the 6th P.M. AND a tract of land in the NW1/4 of Section 4, Township 3 North, Range 55 West of the 6th P.M., Morgan County, Colorado, described as follows: Beginning at a point 212 feet South of the NW corner of said Section 4; thence North along the West line of same Section, 212 feet to the same NW corner of Section 4; thence East along the North Section line of Section 4, 2670 feet to a point on the 1/2 Section line of Section 4; thence South 792 feet on said 1/2 Section line to a point on the North right of way line of Highway 34; thence NW along Highway right of way on a bearing N78°17'W 2774 feet, more or less, to the point of beginning. EXCEPT a tract or parcel of land in the NW1/4 of Section 4, Township 3 North, Range 55 West of the 6th P.M., Morgan County, Colorado, said tract or parcel being more particularly described as follows: Beginning at a point on the West line of Section 4, Township 3 North, Range 55 West, from which point the NW corner of said Section 4 bears N0°07'W a distance of 210.4 feet; thence along the West line of said Section 4, S0°07'E a distance of 127.7 feet; thence 50.0 feet Southerly of and parallel to the center line of the project, S78°17'E a distance of 2746.5 feet to a point on the North and South 1/4 line of said Section 4; thence along the North and South 1/4 line of said Section 4, N2°52'W a distance of 129.2 feet; thence 75 feet Northerly of and parallel to the center line of the project N78°17'W a distance of 2740.2 feet, more or less, to the point of beginning.

PARCEL H:
The E1/2 of Section 33, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado AND the N1/2NE1/4 of Section 4, Township 3 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT that part conveyed to State of Colorado, Department of Transportation recorded in Book 1068 at page 559 and Corrected in Book 1098 at page 719.

PARCEL I:
The W1/2SW1/4 of Section 23, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado.

PARCEL J:
All that part of the NE1/4 of Section 31, Township 4 North, Range 55 West of the 6th P.M., lying South of the Highway deeded in Book 683 at page 312, Morgan County, Colorado.
AND
That part of the S1/2 of Section 31, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT a parcel deeded to the Town of Brush, Colorado in Book 488 at page 11, EXCEPT a parcel of land deeded to the Brush Livestock Commission Company in Book 732 at page 168, AND EXCEPT a parcel of land in Section 31, Township 4 North, Range 55 West of the 6th P.M., described as follows: Beginning at the SE corner of the Brush Municipal Airport, being found a 2" iron pipe at a fence corner; thence N9°20'57"W along the East line of said Airport and fence line a distance of 723.96 feet to a fence corner being the NE corner of said Airport; thence S80°40'34"W along the North line of said Airport and fence line a distance of 2162.37 feet to a fence corner; thence N28°56'24"E along a fence line a distance of 441.76 feet to a fence corner; thence N78°39'37"E a distance of 2452.91 feet to a fence corner; thence S8°34'48"E along a fence line a distance of 1304.01 feet to a fence corner being a point on the North right of way line of U.S. Highway 34; thence N79°44'38"W along said right of way and a fence line a distance of 438.87 feet to an angle point in said right of way and fence line being the found Brass Cap in a concrete post right of way monument; thence S80°33'46"W along said right of way and fence line a distance of 131.85 feet to the point of beginning.

NOTE: Any conveyance or encumbrance of the above property should include the following: "Together with a right of way for Road purposes 60 feet in width along and adjacent to the West boundary line of a parcel described in Book 732 at page 168" This is for information only and said easement will not be insured on the final policy.

PARCEL K:
The S1/2 of Section 20, Township 5 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT that parcel conveyed at Reception No. 852802.
AND
The W1/2NE1/4, NW1/4, NW1/4SE1/4, N1/2SW1/4 and SW1/4SW1/4 of Section 29, Township 5 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT All that part of the NW1/4SE1/4 and the SW1/4SW1/4 of Section 29, Township 5 North, Range 55 West of the 6th, Morgan County, Colorado, lying South and East of the Snyder-Smith Ditch.
AND
All that part of the SE1/4SW1/4 and SW1/4SE1/4 of Section 29, Township 5 North, Range 55 West of the 6th P.M., Morgan County, Colorado, lying North of the Snyder-Smith Ditch

and commonly known as (for informational purposes only): 32295 HIGHWAY 34, BRUSH, COLORADO, 80723

Form No. GWS-11 08/2016	COLORADO DIVISION OF WATER RESOURCES DEPARTMENT OF NATURAL RESOURCES 1313 Sherman St., Ste 821, Denver CO 80203 (303) 866-3581 dwrpermitsonline@state.co.us	For Office Use Only

CHANGE IN OWNER NAME/MAILING ADDRESS

PRIOR TO COMPLETING THIS FORM, SEE INSTRUCTIONS ON REVERSE SIDE
INCOMPLETE, POOR QUALITY, OR ILLEGIBLE FORMS CANNOT BE PROCESSED AND WILL BE RETURNED

RECEIVED
OCT 0 2 2019
WATER RESOURCES
STATE ENGINEER
COLO

Name, address and phone number of person claiming ownership of the well permit:

Name(s): T3 LAND & INVESTMENT LLC

Mailing Address: P.O. BOX 367

City, St. Zip: SPRINGFIELD, NE 68059

Phone: (____) ____-____ Email: _____

Well Permit Number: 10540-R-R Receipt Number: 0323956B Case Number (optional): _____

WELL LOCATION: County: MORGAN Well Name or # (optional): _____

Street Address at Well Location City State Zip

☐ Check if well address is same as owner's mailing address

SE 1/4 of the NW 1/4, Sec. 33, Township 4.0 ☒ N. or ☐ S., Range 55.0 ☐ E. or ☒ W., 6TH P.M.

Distance from Section Lines: 2515 Ft. from ☒ N. or ☐ S. Line, 1690 Ft. from ☐ E. or ☒ W. Line.

Subdivision Name (if applicable): _____, Lot ____, Block ____, Filing/Unit ____

NOTE: If changing/correcting the permitted location of a well, use Form No. GWS-42.

I (we) claim and say that I am (we are) the owner(s) of the well permit described above, know the contents of the statements made herein, and state that they are true to my (our) knowledge. This filing is made pursuant to C.R.S. 37-90-143.

Signature(s) of the New Owner	Please print the Signer's Name & Title	Date
Michael L. Timmerman	Michael L. Timmerman, Mbr	10-1-19
Daniel B. Timmerman	Daniel B. Timmerman, Mbr	10-1-19

It is the responsibility of the new owner of this well permit to complete and sign this form. If an agent is signing or entering information, please see instructions.
Please allow 4 to 6 weeks for processing of this form. Thereafter, you can view or print the accepted document at:
http://www.dwr.state.co.us/WellPermitSearch

Signature of DWR staff indicates acceptance as a Change in Owner Name and/or Mailing Address.

For Staff Use Only

Staff Signature

Date 11/19/2019

RECEIVED

OCT 0 2 2019

WATER RESOURCES
STATE ENGINEER
COLO

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 1st day of October, 2019, between Pinneo Feedlot, Ltd. Liability Company, AKA Pinneo Feedlot, LLC, a Colorado limited liability company, whose address is P.O. Box 384, 32295 Highway 34, Brush, CO 807223 (the "Grantor") and T3 Land & Investment LLC, a Colorado limited liability company whose address is P.O. Box 367, Springfield, NE 68059 (the "Grantee").

WITNESSETH:

Grantor for and in full consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valid consideration, in hand paid by the Grantee the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee and its successors and assigns forever all the following described lot or parcel of land, situate, lying and being in the County of Morgan, State of Colorado, to wit:

Property described on Exhibit A, attached hereto and incorporated herein;

Excepting therefrom and reserving unto Grantor all of the oil, gas and other minerals.

Together with all its appurtenances, and improvements, and easements appurtenant, benefiting or used in connection with the land conveyed, and warrants the title against all persons claiming by, through or under Grantor, subject, however, to statutory exceptions as defined in C.R.S. 38-30-113(5)(a).

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

GRANTOR:
Pinneo Feedlot, Ltd. Liability Company, A/K/A Pinneo Feedlot, LLC

By: _____
Gary S. Booth, Manager

By: _____
Mark C. Booth, Manager

STATE OF COLORADO)
) ss
COUNTY OF MORGAN)

The foregoing was acknowledged before me this 1st day of October, 2019, by Gary S. Booth and Mark C. Booth, Managers of Pinneo Feedlot, Ltd. Liability Company, A/K/A Pinneo Feedlot, LLC.

_____
Notary Public

My Commission Expires: 6/20/22

EXHIBIT A OF SPECIAL WARRANTY DEED

PARCEL A:
The S1/2 and all that part of the NW1/4 lying lying South of Interstate Highway I-80S (now known as I-76) of Section 22, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado

PARCEL B:
All that part of the SE1/4SE1/4 of Section 30, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, lying South of Interstate I-80S (now known as I-76) as conveyed in Book 688 at page 305.

PARCEL C:
All that part of the SE1/4NE1/4 lying lying South of Interstate Highway I-80S (now known as I-76) of Section 21, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado.
AND
The S1/2 of Section 21, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado EXCEPT that part conveyed in Book 677 at page 482.

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AND
The W1/2NE1/4, NW1/4, NW1/4SE1/4, N1/2SW1/4 and SW1/4SW1/4 of Section 29, Township 5 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT All that part of the NW1/4SE1/4 and the SW1/4SW1/4 of Section 29, Township 5 North, Range 55 West of the 6th, Morgan County, Colorado, lying South and East of the Snyder-Smith Ditch.
AND
All that part of the SE1/4SW1/4 and SW1/4SE1/4 of Section 29, Township 5 North, Range 55 West of the 6th P.M., Morgan County, Colorado, lying North of the Snyder-Smith Ditch

and commonly known as (for informational purposes only): 32295 HIGHWAY 34, BRUSH, COLORADO, 80723

BARGAIN AND SALE DEED

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WITNESSETH:

Whereas, Grantor has by Special Warranty Deed sold and conveyed the real property described on Exhibit B, hereto attached and incorporated herein, and in connection therewith enters into this Bargain and Sale Deed, and therefore;

The Grantor for and in full consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valid consideration, in hand paid by the Grantee the receipt whereof is hereby confessed and acknowledged, has sold and conveyed and by these presents does sell and convey unto the said Grantee and its successors and assigns forever, all the following described property located on or being associated with the real property described on Exhibit B, hereto attached, to wit:

Property described on Exhibit A, attached hereto and incorporated herein.

with all its appurtenances.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

GRANTOR:
Pinneo Feedlot, Ltd. Liability Company, A/K/A Pinneo Feedlot, LLC

By: _____
Gary S. Booth, Manager

By: _____
Mark C. Booth, Manager

STATE OF COLORADO)
) ss
COUNTY OF MORGAN)

The foregoing was acknowledged before me this 1st day of October, 2019, by Gary S. Booth and Mark C. Booth, Managers of Pinneo Feedlot, Ltd. Liability Company, A/K/A Pinneo Feedlot, LLC.

_____
Notary Public

My Commission Expires: 6/20/22

RECEIVED

OCT 02 2019

WATER RESOURCES
STATE ENGINEER
COLO

EXHIBIT A OF BARGAIN AND SALE DEED

All water wells and equipment, well permits identified by numbers 10538-R-R, 10539-R-R, 10540-R-R, 10330-F-R with a combined allotment of 300 acre feet; all water, water rights water development rights, tributary and non-tributary ground water, all ditch rights, reservoirs and reservoir rights, lateral rights and conveyance canal rights, and all easements and rights-of-way associated with said water rights, and all domestic/livestock well and irrigation wells; all rights to transport, convey, and deliver water from said water rights through canals, ditches and laterals appurtenant to the property described on Exhibit B. The water rights are subject to the rules and regulations, and limitations of the Colorado Department of Water Resources. Water rights are being sold AS-IS-WHERE-IS without warranty or guarantee of any water right matters, adequacy and/or delivery of ditch water and stream flows, and pumping rates/adequacy of pit pumps and condition of all irrigation equipment.

Any and all water and water rights, ditches and ditch rights, ponds and ponds rights, reservoirs and reservoir rights, water recharge structures and recharge structure rights (including all past and future recharge accretions to the South Platte River basin generated from past water deliveries to such structures), wells (including gravel pit wells), well rights and well permits, of every nature or kind, appurtenant to, used upon associated with or benefiting in any way the property described on Exhibit B, including, but not by way of limitation, the following expressly described water rights and interests.

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2. All of Grantor's interest in and to the water rights and interests and plan for augmentation that are the subject of the Findings and Ruling of the Referee and Decree of the Water Judge entered November 23, 1992, in Case No. 90CW189 and/or the Ruling of the Referee and Decree of the Water Judge entered January 31, 2001, in Case No. 98CW416, District Court, Water Division No. 1, State of Colorado, Case No, 07CW21, District Court, Water Division 1, State of Colorado and Case No. 15CW3152, Water Division 1, State of Colorado;

3. All domestic, irrigation, gravel pit and other wells including but not limited to wells associated with Well Permits Nos. 6113, 229156, 175793-A, 26179, 5709-F and 3993-F as registered in the Colorado State Engineers Office;

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Any and all possession rights, adverse or otherwise accruing to the owners of the real property described on Exhibit B;

Any and all irrigation equipment, including but not limited to all pumps, motors, pipes, flumes and irrigation systems, used in connection with the above described property and any equipment pipes, measuring devices, flumes or other facilities used in connection with the operation of the water recharge ponds and facilities;

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AND
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All of Section 28, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado. EXCEPT that part conveyed in Book 677 at page 482.

PARCEL E:
That portion of the E1/2 of Section 29, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, being more particularly described as follows: Beginning at the E1/4 corner of said Section 29; thence along the East line of the SE1/4 of Section 29, S00°23'23"E 1319.73 feet to the South line of the N1/2SE1/4 of said Section 29; thence along said South line S89°44'34"W 2601.96 feet to the West line of the E1/2 of said Section 29; thence along said West line, N00°41'02"W 1439.67 feet to the Southeasterly right of way of Interstate 76; thence along said right of way N52°41'00"E 3264.14 feet to the East line of the NE1/4 of said Section 29; thence along said East line S00°23'23"E 2087.02 feet to the point of beginning, according to Boundary Survey recorded July 24, 1981 in Map Book 5 at page 92.
AND
The S1/2S1/2 of Section 29, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT that parcel conveyed in Book 688 at page 305.

PARCEL F:
All that part of Section 32, township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, lying North of U.S. Highway 34, as deeded in Book 438 at page 326, EXCEPT a parcel conveyed to Gene T. Mitchell and Rosa M. Mitchell recorded June 4, 2002 in Book 1115 at page 924.

PARCEL G:
The W1/2 of Section 33, Township 4 North, Range 55 West of the 6th P.M. AND a tract of land in the NW1/4 of Section 4, Township 3 North, Range 55 West of the 6th P.M., Morgan County, Colorado, described as follows: Beginning at a point 212 feet South of the NW corner of said Section 4; thence North along the West line of same Section, 212 feet to the same NW corner of Section 4; thence East along the North Section line of Section 4, 2670 feet to a point on the 1/2 Section line of Section 4; thence South 792 feet on said 1/2 Section line to a point on the North right of way line of Highway 34; thence NW along Highway right of way on a bearing N78°17'W 2774 feet, more or less, to the point of beginning. EXCEPT a tract or parcel of land in the NW1/4 of Section 4, Township 3 North, Range 55 West of the 6th P.M., Morgan County, Colorado, said tract or parcel being more particularly described as follows: Beginning at a point on the West line of Section 4, Township 3 North, Range 55 West, from which point the NW corner of said Section 4 bears N0°07'W a distance of 210.4 feet; thence along the West line of said Section 4, S0°07'E a distance of 127.7 feet; thence 50.0 feet Southerly of and parallel to the center line of the project, S78°17'E a distance of 2746.5 feet to a point on the North and South 1/4 line of said Section 4; thence along the North and South 1/4 line of said Section 4, N2°52'W a distance of 129.2 feet; thence 75 feet Northerly of and parallel to the center line of the project N78°17'W a distance of 2740.2 feet, more or less, to the point of beginning.

PARCEL H:
The E1/2 of Section 33, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado AND the N1/2NE1/4 of Section 4, Township 3 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT that part conveyed to State of Colorado, Department of Transportation recorded in Book 1068 at page 559 and Corrected in Book 1098 at page 719.

PARCEL I:
The W1/2SW1/4 of Section 23, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado.

PARCEL J:
All that part of the NE1/4 of Section 31, Township 4 North, Range 55 West of the 6th P.M., lying South of the Highway deeded in Book 683 at page 312, Morgan County, Colorado.
AND
That part of the S1/2 of Section 31, Township 4 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT a parcel deeded to the Town of Brush, Colorado in Book 488 at page 11, EXCEPT a parcel of land deeded to the Brush Livestock Commission Company in Book 732 at page 168, AND EXCEPT a parcel of land in Section 31, Township 4 North, Range 55 West of the 6th P.M., described as follows: Beginning at the SE corner of the Brush Municipal Airport, being found a 2" iron pipe at a fence corner; thence N9°20'57"W along the East line of said Airport and fence line a distance of 723.96 feet to a fence corner being the NE corner of said Airport; thence S80°40'34"W along the North line of said Airport and fence line a distance of 2162.37 feet to a fence corner; thence N28°56'24"E along a fence line a distance of 441.76 feet to a fence corner; thence N78°39'37"E a distance of 2452.91 feet to a fence corner; thence S8°34'48"E along a fence line a distance of 1304.01 feet to a fence corner being a point on the North right of way line of U.S. Highway 34; thence N79°44'38"W along said right of way and a fence line a distance of 438.87 feet to an angle point in said right of way and fence line being the found Brass Cap in a concrete post right of way monument; thence S80°33'46"W along said right of way and fence line a distance of 131.85 feet to the point of beginning.

NOTE: Any conveyance or encumbrance of the above property should include the following: "Together with a right of way for Road purposes 60 feet in width along and adjacent to the West boundary line of a parcel described in Book 732 at page 168" This is for information only and said easement will not be insured on the final policy.

PARCEL K:
The S1/2 of Section 20, Township 5 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT that parcel conveyed at Reception No. 852802.
AND
The W1/2NE1/4, NW1/4, NW1/4SE1/4, N1/2SW1/4 and SW1/4SW1/4 of Section 29, Township 5 North, Range 55 West of the 6th P.M., Morgan County, Colorado, EXCEPT All that part of the NW1/4SE1/4 and the SW1/4SW1/4 of Section 29, Township 5 North, Range 55 West of the 6th, Morgan County, Colorado, lying South and East of the Snyder-Smith Ditch.
AND
All that part of the SE1/4SW1/4 and SW1/4SE1/4 of Section 29, Township 5 North, Range 55 West of the 6th P.M., Morgan County, Colorado, lying North of the Snyder-Smith Ditch

and commonly known as (for informational purposes only): 32295 HIGHWAY 34, BRUSH, COLORADO, 80723

AGPROfessionals
DEVELOPERS OF AGRICULTURE

Septic

Morgan County SUP Application

Prepared for

T3 Land & Investment LLC

32295 HWY 34
PINNEO FEED LOT

PINNEO FEED LOT OFFICE

NORTHEAST COLORADO HEALTH DEPARTMENT

700 Columbine Street
Sterling, CO 80751
Phone: 970/522-3741

228 West Railroad Avenue
Fort Morgan, CO 80701
Phone: 970/867-4918

APPLICATION FOR A PERMIT TO INSTALL OR REPAIR AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM
(please print or type)

Owner Pinneo Feedlot

Current Address P.O. Box 384

City Brush State CO County Morgan Zip 80723

Phone (970) 842-8701

Address of Proposed System 32295 Hwy 34

City Brush State CO County Morgan Zip 80723

Subdivision: Lot _____ Block _____ Filing _____

Legal Description of Property: Points _____ Section 33 E 1/2 Township 4 N Range 55 W

Size of Property in acres 1,000 +

Type of Building: (Residence, Office, etc.) Office

New building: (Yes) No Replacement of existing septic tank or leach field: Yes (No)

Number of Bedrooms 0

Basement Plumbing: Yes No

Type of Water Supply: Public System (Private Well)

Applicant certifies all information to be true and correct to the best their knowledge.

Owner's Signature or Agent with Written Permission to Sign for Owner Johnny Dawley, Controller Date 2-20-98

FOR OFFICE ONLY

0100000119

Application Number 1198-012

New System x

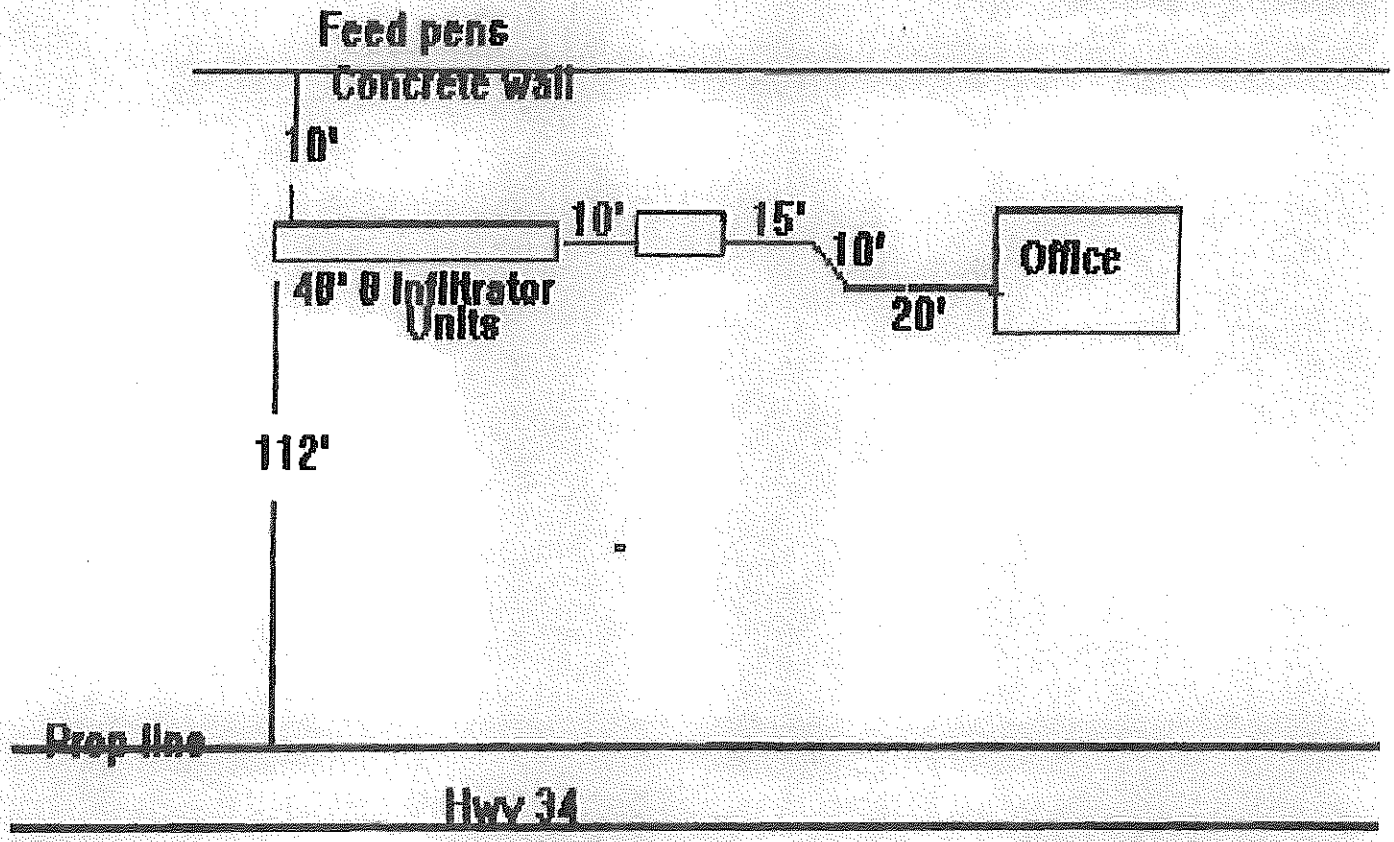
Repair System _____

Fee 275

Received by [illegible]

Date 2-20-98

M-98-012
Pinneo Feedlot
2/25/98
S Wessel Installe



Permit No. M-98-012

NORTHEAST COLORADO HEALTH DEPARTMENT
PERMIT
TO INSTALL, ALTER, REPAIR OR MODIFY AN
INDIVIDUAL SEWAGE DISPOSAL SYSTEM

Owner Pinneo Feedlot Date 2-20-98

Address of Property 32295 Hwy 34-Brush Phone 842-0701
(valid at this address)

From information submitted on the application and data from the site evaluation form, the following installation specifications are agreed upon between the applicant and the Northeast Colorado Health Department and shall be located and installed as proposed and accepted in the plot plan drawing.

Septic Tank 1000 gallons Type of Absorption trench # of infiltrators 8 # of trenches 1

In addition, this permit is subject to the following terms and condition, (1) maximum depth to the bottom of the excavated trench is 36 inches for leach system: minimum 8 Infiltrator Units

This permit is granted temporarily to allow construction to commence. This permit may be revoked or suspended by the Northeast Colorado Health Department for reasons set forth in the Northeast Colorado Health Department Individual Sewage Disposal System Regulations, including failure to meet any term or condition imposed thereon during temporary or final approval. The issuance of this permit does not constitute assumption by the Department or its employees of liability for the failure or inadequacy of the sewage disposal system.

Darrel Hamilton Date 2-20-98
Northeast Colorado Health Department Representative

This permit is not transferable and shall become void if system construction has not commenced within one year of its issuance. Before issuing final approval of this permit, the Northeast Colorado Health Department reserves the right to impose additional terms and conditions required to meet our regulations on a continuing basis. Final permit approval is contingent upon the final inspection of the completed system by the Northeast Colorado Health Department (NCHD); or when authorized by NCHD, the System Contractor or Engineer may certify installation of the system as set forth in the permit conditions.

Final Inspection Approval Darrel Hamilton Date 2-25-98
NCHD Representative

Certification Authorized by _____ Date _____ Time _____
NCHD Representative

Certification of Installation by:

_____ License Number _____
Systems Contractors/Engineer

The issuance of this permit does not imply compliance with other state, county, or local regulatory or building requirements, nor shall it act to certify that the subject system will operate in compliance with applicable state, county, and local regulations adopted pursuant to Article 10, Title 25, CRS 1973, as amended, except for the purpose of establishing final approval of an installed system for issurance of a local occupancy permit pursuant to CRS 1973. 25-10-111 (2).

PINNEO FEED LOT PROCESSING

APPLICATION FOR A PERMIT TO INSTALL, ALTER, REPAIR
OR MODIFY AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM

APP. NO. M-91-035 APP.FEE x 75 cl 1040
NEW _x_ NORTHEAST COLORADO HEALTH SITE EVAL.FEE x 25
REPAIR _____ DEPARTMENT RECD BY DJ
Bldg.Permit _____ DATE 8-29-91

Fees are non refundable and not transferable

Owner Pinneo Feedlot Address P.O. Box 23 Phone 842-0701
Address of proposed system _____
Legal description of Property Pt NW/4 S. 33 T. 4N R. 55W of the 6th P.M., Morgan Co.
Subdivision Lot _____ Block _____ Filing _____
Type of Building by Use Processing-Bathroom w/ No. of Bedrooms NA
Automatic Washer? Yes (No) Garbage Disposal? Yes (No)
No. of Bathrooms? 1 Basement Plumbing No
Type of Water Supply Community Non-community or (Private)
Type of Sewage Disposal System Requested septic tank
Size of Property 320 in acres.
Geological Reports when Required by Department. _____
Such additional information as required by the Department. _____

Applicant acknowledges that the completeness of this application is conditional upon further mandatory and additional tests and reports as may be required by the Northeast Colorado Health Department to be made and furnished by the applicant or by the Northeast Colorado health Department for purposes of the evaluation of the application; and the issuance of the permit is subject to such terms and conditions as deemed necessary to insure compliance with rules and regulations adopted under Article 10, Title 25, CRS 1973, as amended. The applicant certifies that all statements made, information and reports submitted herewith and required to be submitted by the applicant are, or will be, represented to be true and correct to the best of my knowledge and belief, and are designed to be relied on by the Northeast Colorado Health Department in evaluating the same for purposes of issuing the permit applied for herein. I further understand that any falsification or misrepresentation may result in the denial of the application or revocation of any permit granted based upon said application and in legal action for perjury as provided by law.

Owners Signature or Agent
with Written Permission to
Sign for the Owner Pinneo Feedlot Date 8/29/91
by Don Butterbaugh

Permit No. M-91-035

NORTHEAST COLORADO HEALTH DEPARTMENT
PERMIT
TO INSTALL, ALTER, REPAIR OR MODIFY AN
INDIVIDUAL SEWAGE DISPOSAL SYSTEM

Owner Pawnee Feedlot Date 8-29-91

Address of Property 32295 Hwy 34 Brush Phone 842-0201
(valid at this address only)

From information submitted on the application and data from site evaluation form, the following installation specifications are agreed upon between the applicant and the Northeast Colorado Health Department and shall be located and installed as proposed and accepted in the plot plan drawing.

Septic Tank 1000 gallons Type of Absorption system trench Sq.Ft. 183 equivalent 6 infiltrator unit

In addition, this permit is subject to the following terms and conditions, (1) maximum depth to the bottom of the excavated trench is 36 inches for leach system: _____

This permit is granted temporarily to allow construction to commence. This permit may be revoked or suspended by the Northeast Colorado Health Department for reasons set forth in the Northeast Colorado Health Department Individual Sewage Disposal System Regulations, including failure to meet any term or condition imposed thereon during temporary or final approval. The issuance of this permit does not constitute assumption by the Department or its employees of liability for the failure or inadequacy of the sewage disposal system.

Robert Hamilton Date 8-29-91
Northeast Colorado Health Department Rep.

This permit is not transferable and shall become void if system construction has not commenced within one year of its issuance. Before issuing final approval of this permit, the Northeast Colorado Health Department reserves the right to impose additional terms and conditions required to meet our regulations on a continuing basis. Final permit approval is contingent upon the final inspection of the completed system by the Northeast Colorado Health Department (NCHD) or when authorized by NCHD, the Systems Contractor or Engineer may certify installation of the system as set forth in the permit conditions.

Final Inspection Approval Robert Hamilton Date 12-23-91
NCHD Representative

Certification Authorized by _____ Date _____ Time ____
NCHD Representative

Certification of Installation by:

_____ License No. _____
Systems Contractor/Engineer

The issuance of this permit does not imply compliance with other state, county, or local regulatory or building requirements, nor shall it act to certify that the subject system will operate in compliance with applicable state, county, and local regulations adopted pursuant to Article 10, Title 25, CRS 1973, as amended, except for the purpose of establishing final approval of an installed system for issuance of a local occupancy permit pursuant to CRS 1973, 25-10-111(2).

APP. NO. M-91-035

NORTHEAST COLORADO HEALTH DEPARTMENT (NCHD)
SITE EVALUATION FOR INSTALLATION OF AN
INDIVIDUAL SEWAGE DISPOSAL SYSTEM

Owner Pinneo Feedlot

Site evaluation to be performed by NCHD ✓ P.E. _____

PERC TEST DATA START TIME

HOLE NO	HOLE DEPTH	H2O REMAIN IN	MIN	MIN	MIN	MIN	MIN	MIN	MIN	IN
1	36	28	29 2	30 2	32	32 5	33 5			0 6
2	36	27 3	28	29 6	30 6					1
3										
4										
5										
6										

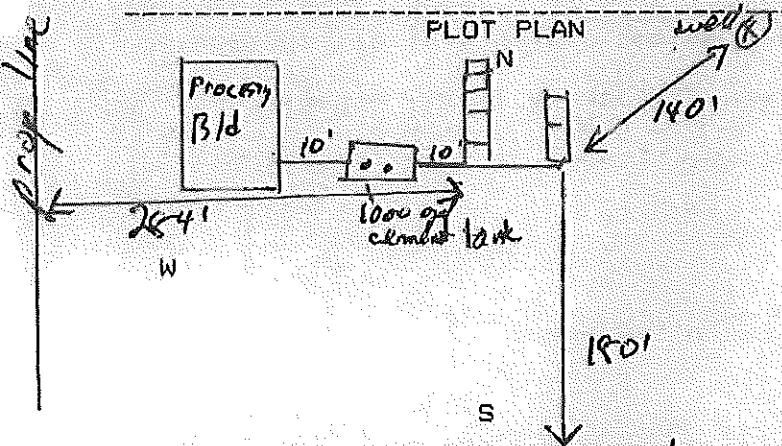
all measurements in inches TOTAL 16

added H2O AVERAGE RATE 12 min/in

[signature] Date 8-27-91

NCHD/P.E. Signature/Title

PLOT PLAN



SOIL PROFILE

Depth In.	Description
0	
	Sandy loam
96	

From information supplied and data from soils testing section, the following minimum installation specifications are required:

Septic Tank 1000 gallons Trench System 183 Sq.Ft.

Bed System 237 Sq. Ft. Other Infiltrator - Trench 6 units Bed 8 units

Proposed Plot Plan and Sewage Disposal System:

Septic Tank _____ gallons Trench System _____ Sq.Ft.

Bed System _____ Sq.Ft. Other _____

System Contractor Name Staley Lic.# SF-1018

Plot Plan and Proposed System Accepted by NCHD [signature]
signature

See Reverse Side for Instructions.

PINNEO FEED LOT
FEED MILL

APPLICATION FOR A PERMIT TO INSTALL, ALTER, REPAIR
OR MODIFY AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM

CK#1041

APP. NO. M-91-034 APP.FEE x 75
NEW -X- NORTHEAST COLORADO HEALTH SITE EVAL.FEE x 75
REPAIR ----- DEPARTMENT RECD BY
Bldg.Permit ----- DATE 8-29-91

Fees are non refundable and not transferable

Owner Pinneo Feedlot Address P.O. Box 23, Brush, CO Phone 842-0701
Address of proposed system 32295 Highway 34, Brush, CO
Legal description of Property Pt W½ S. 33 T. 4N R. 55W of the
Subdivision Lot Block Filing 6th P.M., Morgan Co.
Type of Building by Use Feedmill-bathroom E No. of Bedrooms N/A
Automatic Washer? Yes (No) Garbage Disposal? Yes (No)
No. of Bathrooms? 1 Basement Plumbing No
Type of Water Supply Community Non-community or (Private)
Type of Sewage Disposal System Requested septic tank
Size of Property 320 in acres.
Geological Reports when Required by Department.
Such additional information as required by the Department.

Applicant acknowledges that the completeness of this application is conditional upon further mandatory and additional tests and reports as may be required by the Northeast Colorado Health Department to be made and furnished by the applicant or by the Northeast Colorado health Department for purposes of the evaluation of the application; and the issuance of the permit is subject to such terms and conditions as deemed necessary to insure compliance with rules and regulations adopted under Article 10, Title 25, CRS 1973, as amended. The applicant certifies that all statements made, information and reports submitted herewith and required to be submitted by the applicant are, or will be, represented to be true and correct to the best of my knowledge and belief, and are designed to be relied on by the Northeast Colorado Health Department in evaluating the same for purposes of issuing the permit applied for herein. I further understand that any falsification or misrepresentation may result in the denial of the application or revocation of any permit granted based upon said application and in legal action for perjury as provided by law.

Owners Signature or Agent
with Written Permission to,
Sign for the Owner Pinneo Feedlot Date 8/29/91
By Jack Butterfaugh

Permit No. M-91-034

NORTHEAST COLORADO HEALTH DEPARTMENT
PERMIT
TO INSTALL, ALTER, REPAIR OR MODIFY AN
INDIVIDUAL SEWAGE DISPOSAL SYSTEM

Owner Pinneo Feedlot Date 8-29-91

Address of Property 32295 Hwy 34 Brush Phone 842-0201
(valid at this address only)

From information submitted on the application and data from site evaluation form, the following installation specifications are agreed upon between the applicant and the Northeast Colorado Health Department and shall be located and installed as proposed and accepted in the plot plan drawing.

Septic Tank 1000 gallons Type of Absorption system trench Sq.Ft Equiv 165 6' Infiltrator Unit

In addition, this permit is subject to the following terms and conditions, (1) maximum depth to the bottom of the excavated trench is 36 inches for leach system: _____

This permit is granted temporarily to allow construction to commence. This permit may be revoked or suspended by the Northeast Colorado Health Department for reasons set forth in the Northeast Colorado Health Department Individual Sewage Disposal System Regulations, including failure to meet any term or condition imposed thereon during temporary or final approval. The issuance of this permit does not constitute assumption by the Department or its employees of liability for the failure or inadequacy of the sewage disposal system.

Daniel Hamilton Date 8-29-91
Northeast Colorado Health Department Rep.

This permit is not transferable and shall become void if system construction has not commenced within one year of its issuance. Before issuing final approval of this permit, the Northeast Colorado Health Department reserves the right to impose additional terms and conditions required to meet our regulations on a continuing basis. Final permit approval is contingent upon the final inspection of the completed system by the Northeast Colorado Health Department (NCHD) or when authorized by NCHD, the Systems Contractor or Engineer may certify installation of the system as set forth in the permit conditions.

Final Inspection Approval Daniel Hamilton Date 12-23-94
NCHD Representative

Certification Authorized by _____ Date _____ Time ____
NCHD Representative

Certification of Installation by:

_____ License No. _____
Systems Contractor/Engineer

The issuance of this permit does not imply compliance with other state, county, or local regulatory or building requirements, nor shall it act to certify that the subject system will operate in compliance with applicable state, county, and local regulations adopted pursuant to Article 10, Title 25, CRS 1973, as amended, except for the purpose of establishing final approval of an installed system for issuance of a local occupancy permit pursuant to CRS 1973, 25-10-111(2).

APP. NO. M-91-034

NORTHEAST COLORADO HEALTH DEPARTMENT (NCHD)
SITE EVALUATION FOR INSTALLATION OF AN
INDIVIDUAL SEWAGE DISPOSAL SYSTEM

Owner Pinnico Feedlot

Site evaluation to be performed by NCHD ✓ P.E. _____

PERC TEST DATA START TIME

HOLE NO	HOLE DEPTH	H2O REMAIN IN	MIN	MIN	MIN	MIN	MIN	MIN	MIN	IN
1	36		24S	25S	26S	27S	28S	29S		1
2	36		22S	29S	30S	50S	31S			1
3	36									
4										
5										
6										

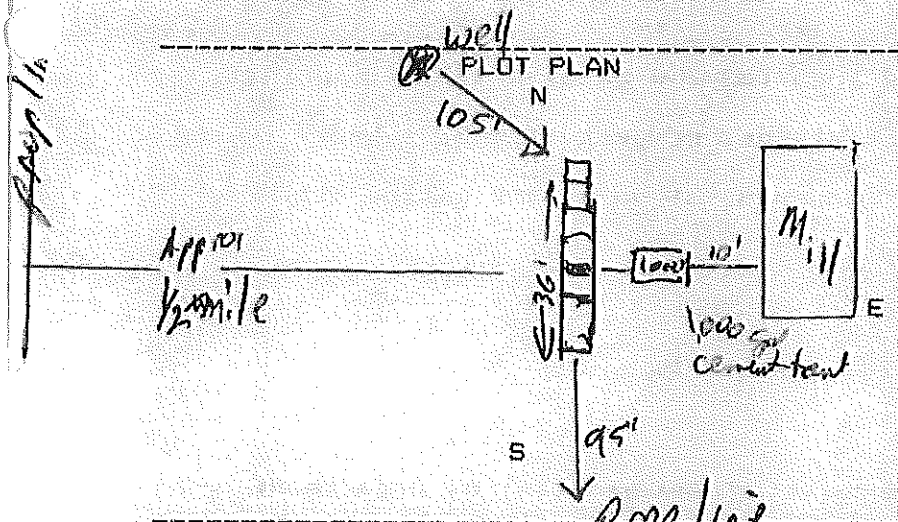
all measurements in inches TOTAL 2

*added H2O AVERAGE RATE 10 min/inch

Donald Hamilton Date 8-29-91

NCHD/P.E. Signature/Title

PLOT PLAN



SOIL PROFILE

Depth In.	Description
0	
60	sandy
66	silty clay
96	sandy clay

From information supplied and data from soils testing section, the following minimum installation specifications are required:

Septic Tank 1000 gallons Trench System 165 Sq.Ft.

Bed System 215 Sq. Ft. Other Infiltrator Trench 6 units Bed 7 units

Proposed Plot Plan and Sewage Disposal System:

Septic Tank _____ gallons Trench System _____ Sq.Ft.

Bed System _____ Sq.Ft. Other _____

System Contractor Name Staley Lic.# SF-1018

Plot Plan and Proposed System Accepted by NCHD Donald Hamilton
signature

See Reverse Side for Instructions.

NNNN

OFFICE HOURS: Monday - Friday 8:00 AM - 4:30 PM
PHONE: 970-867-5688 or 800-867-5688
EMAIL: customerservice@mcrea.org
WEBSITE: www.mcrea.org

MORGAN COUNTY REA

Morgan County Rural Electric Association
PO Box 738
Fort Morgan, CO 80701-0738

TOTAL AMOUNT DUE

$10,946.75

Due Date
10/15/2022

See next page for bill details.

Account Information	
Account #:	2569200
Customer Name:	J.A. TIMMERMAN CATTLE CO
Statement Date:	10/01/2022
Current Bill Due Date:	10/15/2022
Mailing Address:	PO BOX 408 BRUSH CO 80723-0408

Balance Summary	
Previous Balance	$11,753.70
Payment(s)	-$11,753.70
Balance Before Current Charges	$0.00
Total Current Charges	$10,946.75
Total Amount Due	$10,946.75

IMPORTANT CUSTOMER INFORMATION

October is Co-op Month! See the back of this bill to learn more about what it means to be a member of Morgan County REA, your local electric co-op!

221011

MORGAN COUNTY REA

Morgan County Rural Electric Association
PO Box 738
Fort Morgan, CO 80701-0738

Account Number	2569200
Statement Date	10/01/2022
Amount Due 10/15/2022	$10,946.75

PAY BY PHONE: 877-495-6487
ONLINE: Check or credit/debit card at www.mcrea.org or download the mobile SmartHub app.

DISCOVER VISA MasterCard

MORGAN COUNTY REA 1
PO BOX 738
FORT MORGAN CO 80701-0738

4 558

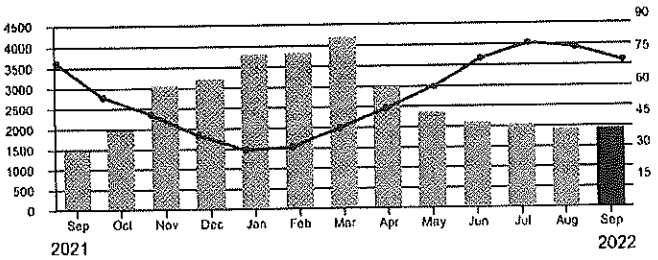
J.A. TIMMERMAN CATTLE CO
PO BOX 408
BRUSH CO 80723-0408

MEMBER NAME	**J.A. TIMMERMAN CATTLE CO**
Account Number	2569200
Statement Date	10/01/2022

Location: 0355048000 **Service Desc: SMALL POWER - TXD** **Service Address: BOXER #4 SHOP**

Rate Class	Meter No.	Reading Dates From	Reading Dates To	Days Served	Readings Previous	Readings Present	Multiplier	kWh Usage	Demand Reading
040	136831295	09/01/2022	10/01/2022	30	51846	53792	1.0	1946	10.514

kWh Previous Months Current Month Average Temp Temp



Current Service Detail

Facility Charge		$45.50
Energy Charge	1,946 kWh @ .092800	$180.59
Colorado Sales Tax		$6.56
Total Current Charges		**$232.65**

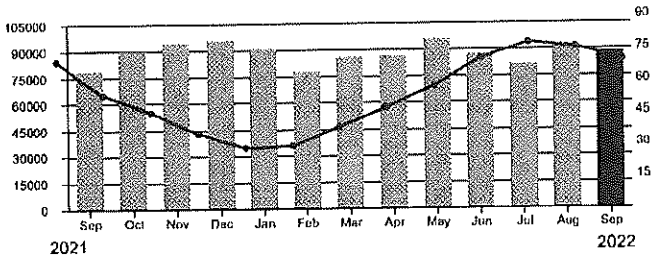
Energy Usage Comparison

This Month	Last Month	This Month Last Year	Avg Daily Use	Avg Daily Cost	Avg Temp
1946 kWh 30 days	1933 kWh 31 days	1487 kWh 30 days	65 kWh	$7.76	69

Location: 0355048100 **Service Desc: LARGE POWER** **Service Address: FEED MILL & #1 WELL / 32295 US HWY 34**

Rate Class	Meter No.	Reading Dates From	Reading Dates To	Days Served	Readings Previous	Readings Present	Multiplier	kWh Usage	Demand Reading
050	141801961	09/01/2022	10/01/2022	30	32076	32633	160.0	89120	2.12

kWh Previous Months Current Month Average Temp Temp



Current Service Detail

Facility Charge		$86.25
Energy Charge	89,120 kWh @ .071900	$6,407.73
Demand Charge	339.200 KW @ 11.50	$3,900.80
Total Current Charges		**$10,394.78**

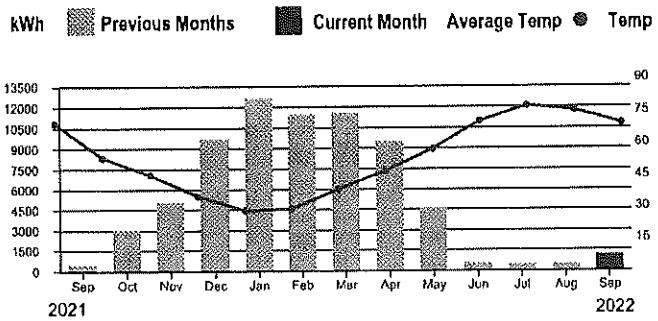
Energy Usage Comparison

This Month	Last Month	This Month Last Year	Avg Daily Use	Avg Daily Cost	Avg Temp
89120 kWh 30 days	92480 kWh 31 days	79360 kWh 31 days	2971 kWh	$346.49	69

MEMBER NAME | **J.A. TIMMERMAN CATTLE CO**
Account Number | 2569200
Statement Date | 10/01/2022

Location: 0455335100 Service Desc: SMALL POWER - TXD Service Address: 32295 US HWY 34

Rate Class	Meter No.	Reading Dates From	Reading Dates To	Days Served	Readings Previous	Readings Present	Multiplier	kWh Usage	Demand Reading
041	137612991	09/01/2022	10/01/2022	30	16604	17717	1.0	1113	12.175



Current Service Detail

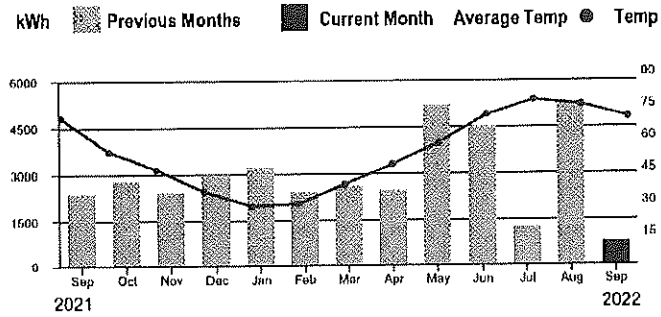
Facility Charge		$67.00
Energy Charge	1,113 kWh @ .092800	$103.29
Colorado Sales Tax		$4.94
Total Current Charges		**$175.23**

Energy Usage Comparison

This Month	Last Month	This Month Last Year	Avg Daily Use	Avg Daily Cost	Avg Temp
1113 kWh 30 days	464 kWh 31 days	475 kWh 30 days	37 kWh	$5.84	69

Location: 0455337600 Service Desc: SMALL POWER - TXD Service Address: #4 N WELL

Rate Class	Meter No.	Reading Dates From	Reading Dates To	Days Served	Readings Previous	Readings Present	Multiplier	kWh Usage	Demand Reading
041	137612835	09/01/2022	10/01/2022	30	72074	72861	1.0	787	19.462



Current Service Detail

Facility Charge		$67.00
Energy Charge	787 kWh @ .092800	$73.03
Colorado Sales Tax		$4.06
Total Current Charges		**$144.09**

Energy Usage Comparison

This Month	Last Month	This Month Last Year	Avg Daily Use	Avg Daily Cost	Avg Temp
787 kWh 30 days	5308 kWh 31 days	2374 kWh 30 days	26 kWh	$4.80	69

NNNN

Morgan County Rural Electric Association
PO Box 738
Fort Morgan, CO 80701-0738

OFFICE HOURS: Monday - Friday 8:00 AM - 4:30 PM
PHONE: 970-867-5688 or 800-867-5688
EMAIL: customerservice@mcrea.org
WEBSITE: www.mcrea.org

TOTAL AMOUNT DUE

$28.00

Due Date 10/15/2022

See next page for bill details.

Account Information	
Account #:	2569204
Customer Name:	J.A. TIMMERMAN CATTLE CO
Statement Date:	10/01/2022
Current Bill Due Date:	10/15/2022
Mailing Address:	PO BOX 408 BRUSH CO 80723-0408

Balance Summary	
Previous Balance	$28.00
Payment(s)	-$28.00
Balance Before Current Charges	$0.00
Total Current Charges	$28.00
Total Amount Due	$28.00

IMPORTANT CUSTOMER INFORMATION

October is Co-op Month! See the back of this bill to learn more about what it means to be a member of Morgan County REA, your local electric co-op!

Morgan County Rural Electric Association
PO Box 738
Fort Morgan, CO 80701-0738

Account Number	2569204
Statement Date	10/01/2022
Amount Due 10/15/2022	$28.00

PAY BY PHONE: 877-495-6487
ONLINE: Check or credit/debit card at www.mcrea.org or download the mobile SmartHub app.

MORGAN COUNTY REA 1
PO BOX 738
FORT MORGAN CO 80701-0738

4 562

J.A. TIMMERMAN CATTLE CO
PO BOX 408
BRUSH CO 80723-0408

MEMBER NAME	**J.A. TIMMERMAN CATTLE CO**
Account Number	2569204
Statement Date	10/01/2022

Location: 0555297600 Service Desc: RURAL - RESIDENTIAL Service Address: 25995 COUNTY ROAD 31

Rate Class	Meter No.	Reading Dates From	Reading Dates To	Days Served	Readings Previous	Readings Present	Multiplier	kWh Usage	Demand Reading
001		09/01/2022	10/01/2022	30	0	0	1.0	0	0.0

Current Service Detail

Facility Charge	$28.00
Total Current Charges	**$28.00**

NEW

OFFICE HOURS: Monday - Friday 8:00 AM - 4:30 PM
PHONE: 970-867-5688 or 800-867-5688
EMAIL: customerservice@mcrea.org
WEBSITE: www.mcrea.org

MORGAN COUNTY REA

Morgan County Rural Electric Association
PO Box 738
Fort Morgan, CO 80701-0738

TOTAL AMOUNT DUE

$2,730.07

Due Date
10/15/2022

See next page for bill details.

Account Information	
Account #:	2569202
Customer Name:	J.A. TIMMERMAN CATTLE CO
Statement Date:	10/01/2022
Current Bill Due Date:	10/15/2022
Mailing Address:	PO BOX 408 BRUSH CO 80723-0408

Balance Summary	
Previous Balance	$2,160.81
Payment(s)	-$2,160.81
Balance Before Current Charges	$0.00
Total Current Charges	$2,730.07
Total Amount Due	$2,730.07

IMPORTANT CUSTOMER INFORMATION

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MORGAN COUNTY REA

Morgan County Rural Electric Association
PO Box 738
Fort Morgan, CO 80701-0738

Account Number	2569202
Statement Date	10/01/2022
Amount Due 10/15/2022	$2,730.07

PAY BY PHONE: 877-495-6487
ONLINE: Check or credit/debit card at www.mcrea.org or download the mobile SmartHub app.

DISCOVER VISA MasterCard

MORGAN COUNTY REA 1
PO BOX 738
FORT MORGAN CO 80701-0738

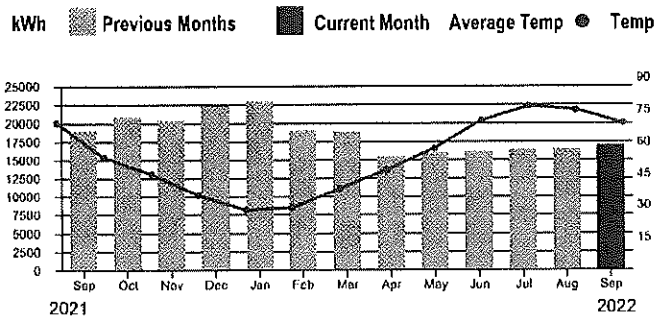
4 560

J.A. TIMMERMAN CATTLE CO
PO BOX 408
BRUSH CO 80723-0408

MEMBER NAME	**J.A. TIMMERMAN CATTLE CO**
Account Number	2569202
Statement Date	10/01/2022

Location: 0355048600 **Service Desc: LARGE POWER** **Service Address: GRINDER**

Rate Class	Meter No.	Reading Dates From	Reading Dates To	Days Served	Readings Previous	Readings Present	Multiplier	kWh Usage	Demand Reading
050	137612637	09/01/2022	10/01/2022	30	9942	10084	120.0	17040	1.028



Current Service Detail

Facility Charge		$86.25
Energy Charge	17,040 kWh @ .071900	$1,225.18
Demand Charge	123.360 KW @ 11.50	$1,418.64
Total Current Charges		**$2,730.07**

Energy Usage Comparison

This Month	Last Month	This Month Last Year	Avg Daily Use	Avg Daily Cost	Avg Temp
17040 kWh 30 days	16560 kWh 31 days	19080 kWh 30 days	568 kWh	$91.00	69

NNNN

Morgan County Rural Electric Association
PO Box 738
Fort Morgan, CO 80701-0738

OFFICE HOURS: Monday - Friday 8:00 AM - 4:30 PM
PHONE: 970-867-5688 or 800-867-5688
EMAIL: customerservice@mcrea.org
WEBSITE: www.mcrea.org

TOTAL AMOUNT DUE

$1,025.81

Due Date 10/15/2022

See next page for bill details.

Account Information	
Account #:	2569201
Customer Name:	J.A. TIMMERMAN CATTLE CO
Statement Date:	10/01/2022
Current Bill Due Date:	10/15/2022
Mailing Address:	PO BOX 408 BRUSH CO 80723-0408

Balance Summary	
Previous Balance	$1,083.68
Payment(s)	-$1,083.68
Balance Before Current Charges	$0.00
Total Current Charges	$1,025.81
Total Amount Due	$1,025.81

IMPORTANT CUSTOMER INFORMATION

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Morgan County Rural Electric Association
PO Box 738
Fort Morgan, CO 80701-0738

Account Number	2569201
Statement Date	10/01/2022
Amount Due 10/15/2022	$1,025.81

PAY BY PHONE: 877-495-6487
ONLINE: Check or credit/debit card at www.mcrea.org or download the mobile SmartHub app.

MORGAN COUNTY REA 1
PO BOX 738
FORT MORGAN CO 80701-0738

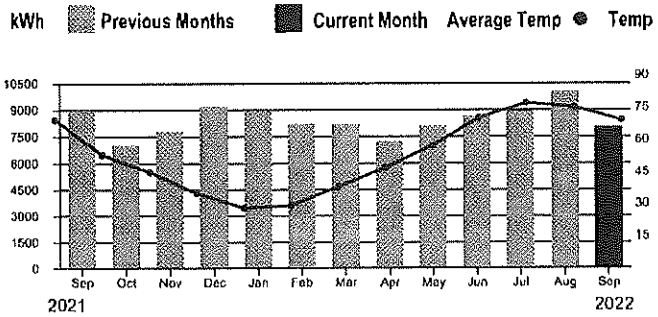
4 559

J.A. TIMMERMAN CATTLE CO
PO BOX 408
BRUSH CO 80723-0408

MEMBER NAME	**J.A. TIMMERMAN CATTLE CO**
Account Number	2569201
Statement Date	10/01/2022

Location: 0355048200 Service Desc: LARGE POWER - TXD Service Address: OFFICE/W PROC/#3 WELL

Rate Class	Meter No.	Reading Dates From	Reading Dates To	Days Served	Readings Previous	Readings Present	Multiplier	kWh Usage	Demand Reading
050	137613336	09/01/2022	10/01/2022	30	85951	94028	1.0	8077	23.004



Current Service Detail

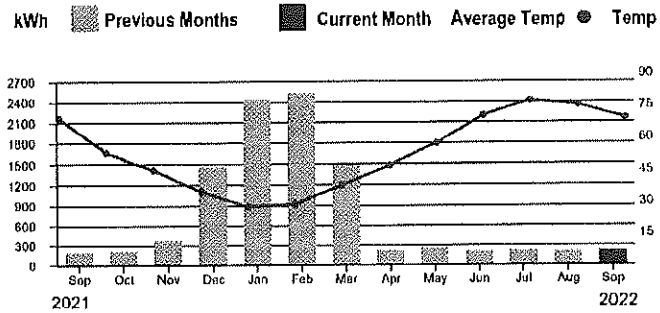
Facility Charge		$86.25
Energy Charge	8,077 kWh @ .071900	$580.74
Demand Charge	23.004 KW @ 11.50	$264.55
Colorado Sales Tax		$27.01
Total Current Charges		**$958.55**

Energy Usage Comparison

This Month	Last Month	This Month Last Year	Avg Daily Use	Avg Daily Cost	Avg Temp
8077 kWh 30 days	10080 kWh 31 days	9035 kWh 30 days	269 kWh	$31.95	69

Location: 0455332600 Service Desc: SMALL POWER - TXD Service Address: E SCALE HOUSE/LIGHTS

Rate Class	Meter No.	Reading Dates From	Reading Dates To	Days Served	Readings Previous	Readings Present	Multiplier	kWh Usage	Demand Reading
040	136831268	09/01/2022	10/01/2022	30	58704	58918	1.0	214	3.773



Current Service Detail

Facility Charge		$45.50
Energy Charge	214 kWh @ .092800	$19.86
Colorado Sales Tax		$1.90
Total Current Charges		**$67.26**

Energy Usage Comparison

This Month	Last Month	This Month Last Year	Avg Daily Use	Avg Daily Cost	Avg Temp
214 kWh 30 days	206 kWh 31 days	194 kWh 30 days	7 kWh	$2.24	69

NNNN

Morgan County Rural Electric Association
PO Box 738
Fort Morgan, CO 80701-0738

OFFICE HOURS: Monday - Friday 8:00 AM - 4:30 PM
PHONE: 970-867-5688 or 800-867-5688
EMAIL: customerservice@mcrea.org
WEBSITE: www.mcrea.org

TOTAL AMOUNT DUE

$413.37

Due Date 10/15/2022

See next page for bill details.

Account Information	
Account #:	2569210
Customer Name:	J.A. TIMMERMAN CATTLE CO
Statement Date:	10/01/2022
Current Bill Due Date:	10/15/2022
Mailing Address:	PO BOX 408 BRUSH CO 80723-0408

Balance Summary	
Previous Balance	$1,002.03
Payment(s)	-$1,002.03
Balance Before Current Charges	$0.00
Total Current Charges	$413.37
Total Amount Due	$413.37

IMPORTANT CUSTOMER INFORMATION

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Morgan County Rural Electric Association
PO Box 738
Fort Morgan, CO 80701-0738

Account Number	2569210
Statement Date	10/01/2022
Amount Due 10/15/2022	$413.37

PAY BY PHONE: 877-495-6487
ONLINE: Check or credit/debit card at www.mcrea.org or download the mobile SmartHub app.

MORGAN COUNTY REA 1
PO BOX 738
FORT MORGAN CO 80701-0738

4 568

J.A. TIMMERMAN CATTLE CO
PO BOX 408
BRUSH CO 80723-0408

NNNN

Morgan County Rural Electric Association
PO Box 738
Fort Morgan, CO 80701-0738

OFFICE HOURS: Monday - Friday 8:00 AM - 4:30 PM
PHONE: 970-867-5688 or 800-867-5688
EMAIL: customerservice@mcrea.org
WEBSITE: www.mcrea.org

TOTAL AMOUNT DUE

$153.70

Due Date 10/15/2022

See next page for bill details.

Account Information

Account #:	2569207
Customer Name:	J.A. TIMMERMAN CATTLE CO
Statement Date:	10/01/2022
Current Bill Due Date:	10/15/2022
Mailing Address:	PO BOX 408 BRUSH CO 80723-0408

Balance Summary

Previous Balance	$450.00
Payment(s)	-$450.00
Balance Before Current Charges	$0.00
Total Current Charges	$153.70
Total Amount Due	$153.70

IMPORTANT CUSTOMER INFORMATION

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Morgan County Rural Electric Association
PO Box 738
Fort Morgan, CO 80701-0738

Account Number	2569207
Statement Date	10/01/2022
Amount Due 10/15/2022	$153.70

PAY BY PHONE: 877-495-6487
ONLINE: Check or credit/debit card at www.mcrea.org or download the mobile SmartHub app.

MORGAN COUNTY REA 1
PO BOX 738
FORT MORGAN CO 80701-0738

4 565

J.A. TIMMERMAN CATTLE CO
PO BOX 408
BRUSH CO 80723-0408

NNNN

OFFICE HOURS: Monday - Friday 8:00 AM - 4:30 PM
PHONE: 970-867-5688 or 800-867-5688
EMAIL: customerservice@mcrea.org
WEBSITE: www.mcrea.org

MORGAN COUNTY REA

Morgan County Rural Electric Association
PO Box 738
Fort Morgan, CO 80701-0738

TOTAL AMOUNT DUE

$55.70

Due Date
10/15/2022

See next page for bill details.

Account Information	
Account #:	2569206
Customer Name:	J.A. TIMMERMAN CATTLE CO
Statement Date:	10/01/2022
Current Bill Due Date:	10/15/2022
Mailing Address:	PO BOX 408 BRUSH CO 80723-0408

Balance Summary	
Previous Balance	$56.75
Payment(s)	-$56.75
Balance Before Current Charges	$0.00
Total Current Charges	$55.70
Total Amount Due	$55.70

IMPORTANT CUSTOMER INFORMATION

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MORGAN COUNTY REA

Morgan County Rural Electric Association
PO Box 738
Fort Morgan, CO 80701-0738

Account Number	2569206
Statement Date	10/01/2022
Amount Due 10/15/2022	$55.70

PAY BY PHONE: 877-495-6487
ONLINE: Check or credit/debit card at www.mcrea.org or download the mobile SmartHub app.

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MORGAN COUNTY REA 1
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FORT MORGAN CO 80701-0738

4 564

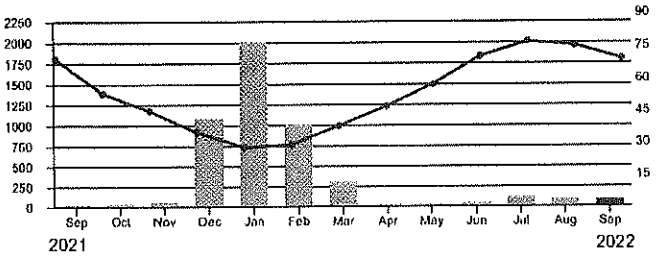
J.A. TIMMERMAN CATTLE CO
PO BOX 408
BRUSH CO 80723-0408

MEMBER NAME	**J.A. TIMMERMAN CATTLE CO**
Account Number	2569206
Statement Date	10/01/2022

Location: 0355048300 Service Desc: SMALL POWER - TXD Service Address: YARD EQUIPMENT SHED

Rate Class	Meter No.	Reading Dates From	Reading Dates To	Days Served	Readings Previous	Readings Present	Multiplier	kWh Usage	Demand Reading
040	136831293	09/01/2022	10/01/2022	30	36728	36821	1.0	93	1.464

kWh Previous Months Current Month Average Temp Temp



Current Service Detail

Facility Charge		$45.50
Energy Charge	93 kWh @ .092800	$8.63
Colorado Sales Tax		$1.57
Total Current Charges		**$55.70**

Energy Usage Comparison

This Month	Last Month	This Month Last Year	Avg Daily Use	Avg Daily Cost	Avg Temp
93 kWh 30 days	104 kWh 31 days	38 kWh 30 days	3 kWh	$1.86	69

NNNN

Morgan County Rural Electric Association
PO Box 738
Fort Morgan, CO 80701-0738

OFFICE HOURS: Monday - Friday 8:00 AM - 4:30 PM
PHONE: 970-867-5688 or 800-867-5688
EMAIL: customerservice@mcrea.org
WEBSITE: www.mcrea.org

TOTAL AMOUNT DUE

$32.00

Due Date 10/15/2022

See next page for bill details.

Account Information	
Account #:	2569209
Customer Name:	J.A. TIMMERMAN CATTLE CO
Statement Date:	10/1/2022
Current Bill Due Date:	10/15/2022
Mailing Address:	PO BOX 408 BRUSH CO 80723-0408

Balance Summary	
Previous Balance	$32.00
Payment(s)	-$32.00
Balance Before Current Charges	$0.00
Total Current Charges	$32.00
Total Amount Due	$32.00

IMPORTANT CUSTOMER INFORMATION

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Morgan County Rural Electric Association
PO Box 738
Fort Morgan, CO 80701-0738

Account Number	2569209
Statement Date	10/01/2022
Amount Due 10/15/2022	$32.00

PAY BY PHONE: 877-495-6487
ONLINE: Check or credit/debit card at www.mcrea.org or download the mobile SmartHub app.

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4 567

J.A. TIMMERMAN CATTLE CO
PO BOX 408
BRUSH CO 80723-0408

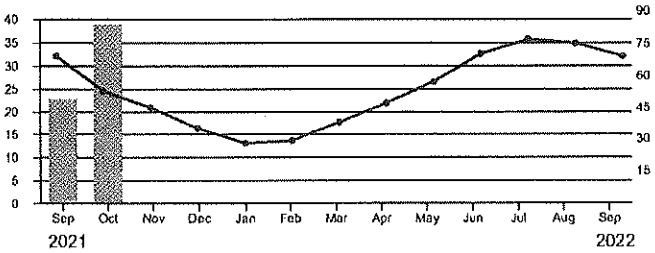
MORGAN COUNTY REA 1
PO BOX 738
FORT MORGAN CO 80701-0738

MEMBER NAME	**J.A. TIMMERMAN CATTLE CO**
Account Number	2569209
Statement Date	10/01/2022

Location: 0555205100 Service Desc: STOCKWELL Service Address: HEADLEY STOCKWELL

Rate Class	Meter No.	Reading Dates From	Reading Dates To	Days Served	Readings Previous	Readings Present	Multiplier	kWh Usage	Demand Reading
005	136830873	09/01/2022	10/01/2022	30	291	291	1.0	0	0.0

kWh Previous Months Current Month Average Temp Temp



Current Service Detail

Facility Charge	$32.00
Total Current Charges	**$32.00**

Energy Usage Comparison

This Month	Last Month	This Month Last Year	Avg Daily Use	Avg Daily Cost	Avg Temp
0 kWh 30 days	0 kWh 31 days	23 kWh 30 days	0 kWh	$1.07	69

NN N

Morgan County Rural Electric Association
PO Box 738
Fort Morgan, CO 80701-0738

OFFICE HOURS: Monday - Friday 8:00 AM - 4:30 PM
PHONE: 970-867-5688 or 800-867-5688
EMAIL: customerservice@mcrea.org
WEBSITE: www.mcrea.org

TOTAL AMOUNT DUE

$194.43

Due Date 10/15/2022

See next page for bill details.

Account Information	
Account #:	2569203
Customer Name:	J.A. TIMMERMAN CATTLE CO
Statement Date:	10/01/2022
Current Bill Due Date:	10/15/2022
Mailing Address:	PO BOX 408 BRUSH CO 80723-0408

Balance Summary	
Previous Balance	$167.77
Payment(s)	-$167.77
Balance Before Current Charges	$0.00
Total Current Charges	$194.43
Total Amount Due	$194.43

IMPORTANT CUSTOMER INFORMATION

October is Co-op Month! See the back of this bill to learn more about what it means to be a member of Morgan County REA, your local electric co-op!

Morgan County Rural Electric Association
PO Box 738
Fort Morgan, CO 80701-0738

Account Number	2569203
Statement Date	10/01/2022
Amount Due 10/15/2022	$194.43

PAY BY PHONE: 877-495-6487
ONLINE: Check or credit/debit card at www.mcrea.org or download the mobile SmartHub app.

MORGAN COUNTY REA 1
PO BOX 738
FORT MORGAN CO 80701-0738

4 561

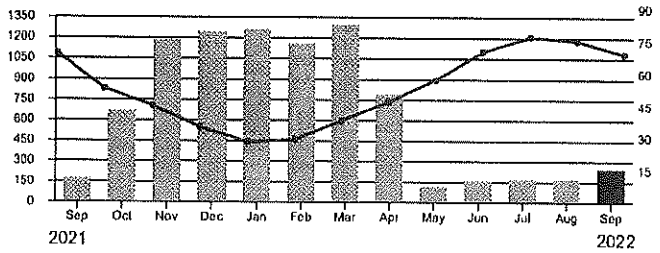
J.A. TIMMERMAN CATTLE CO
PO BOX 408
BRUSH CO 80723-0408

MEMBER NAME	**J.A. TIMMERMAN CATTLE CO**
Account Number	2569203
Statement Date	10/01/2022

Location: 0455332700 **Service Desc: LARGE POWER - TXD** **Service Address: E PROC BLDG/9-10 HOS**

Rate Class	Meter No.	Reading Dates From	Reading Dates To	Days Served	Readings Previous	Readings Present	Multiplier	kWh Usage	Demand Reading
050	137613323	09/01/2022	10/01/2022	30	21352	21602	1.0	250	3.096

kWh Previous Months Current Month Average Temp Temp



Current Service Detail

Facility Charge		$86.25
Energy Charge	250 kWh @ .071900	$17.98
Demand Charge	3.096 KW @ 11.50	$35.60
Colorado Sales Tax		$4.06
Total Current Charges		**$143.89**

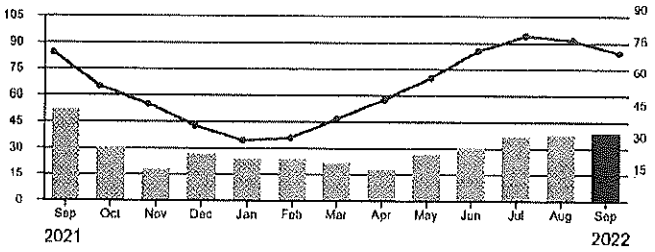
Energy Usage Comparison

This Month	Last Month	This Month Last Year	Avg Daily Use	Avg Daily Cost	Avg Temp
250 kWh 30 days	175 kWh 31 days	180 kWh 30 days	8 kWh	$4.80	69

Location: 0455335200 **Service Desc: SMALL POWER - TXD** **Service Address: WEST HOSPITAL**

Rate Class	Meter No.	Reading Dates From	Reading Dates To	Days Served	Readings Previous	Readings Present	Multiplier	kWh Usage	Demand Reading
040	136828444	09/01/2022	10/01/2022	30	4061	4100	1.0	39	1.975

kWh Previous Months Current Month Average Temp Temp



Current Service Detail

Facility Charge		$45.50
Energy Charge	39 kWh @ .092800	$3.62
Colorado Sales Tax		$1.42
Total Current Charges		**$50.54**

Energy Usage Comparison

This Month	Last Month	This Month Last Year	Avg Daily Use	Avg Daily Cost	Avg Temp
39 kWh 30 days	38 kWh 31 days	52 kWh 30 days	1 kWh	$1.68	69

NNNN

Morgan County Rural Electric Association
PO Box 738
Fort Morgan, CO 80701-0738

OFFICE HOURS: Monday - Friday 8:00 AM - 4:30 PM
PHONE: 970-867-5688 or 800-867-5688
EMAIL: customerservice@mcrea.org
WEBSITE: www.mcrea.org

TOTAL AMOUNT DUE

$1,654.67

Due Date 10/15/2022

See next page for bill details.

Account Information

Account #:	2569205
Customer Name:	J.A. TIMMERMAN CATTLE CO
Statement Date:	10/1/2022
Current Bill Due Date:	10/15/2022
Mailing Address:	PO BOX 408 BRUSH CO 80723-0408

Balance Summary

Previous Balance	$1,887.00
Payment(s)	-$1,887.00
Balance Before Current Charges	$0.00
Total Current Charges	$1,654.67
Total Amount Due	$1,654.67

IMPORTANT CUSTOMER INFORMATION

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Morgan County Rural Electric Association
PO Box 738
Fort Morgan, CO 80701-0738

Account Number	2569205
Statement Date	10/01/2022
Amount Due 10/15/2022	$1,654.67

PAY BY PHONE: 877-495-6487
ONLINE: Check or credit/debit card at www.mcrea.org or download the mobile SmartHub app.

MORGAN COUNTY REA 1
PO BOX 738
FORT MORGAN CO 80701-0738

4 563

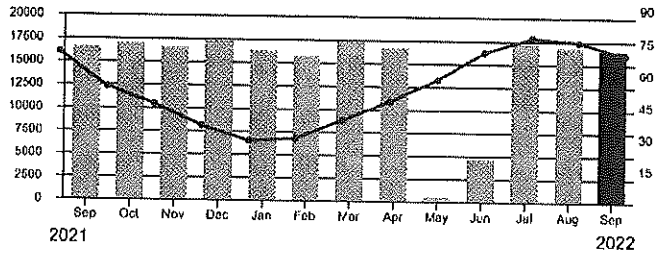
J.A. TIMMERMAN CATTLE CO
PO BOX 408
BRUSH CO 80723-0408

MEMBER NAME	**J.A. TIMMERMAN CATTLE CO**
Account Number	2569205
Statement Date	10/01/2022

Location: 0455335300 **Service Desc: SMALL POWER - TXD** **Service Address: #2 WELL**

Rate Class	Meter No.	Reading Dates From	Reading Dates To	Days Served	Readings Previous	Readings Present	Multiplier	kWh Usage	Demand Reading
041	136861734	09/01/2022	10/01/2022	30	38950	55556	1.0	16606	24.604

kWh Previous Months Current Month Average Temp Temp



Current Service Detail

Facility Charge		$67.00
Energy Charge	16,606 kWh @ .092800	$1,541.04
Colorado Sales Tax		$46.63
Total Current Charges		**$1,654.67**

Energy Usage Comparison

This Month	Last Month	This Month Last Year	Avg Daily Use	Avg Daily Cost	Avg Temp
16606 kWh 30 days	16955 kWh 31 days	16654 kWh 30 days	554 kWh	$55.16	69

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Access

Morgan County SUP Application

Prepared for

T3 Land & Investment LLC

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Access Memo

Prepared for T3 Land & Investments LLC

The subject property is located north along State Highway (Hwy) 34 east of Brush, CO. The feedlot is expanding operations to increase animal units up to 51,350. No other changes to the operations are proposed. The access to the site is served by an existing full movement intersection along Hwy 34.

Discussions with the Colorado Department of Transportation (CDOT) have indicated this is an undocumented historical access. Due to the expansion in operations, a new access permit may be required. We are currently working with CDOT on this process.

Figure 1. Pinneo Feedlot

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INFORMATION REGARDING ENVIRONMENTAL IMPACTS

Management Plan for Nuisance Control

Preliminary Environmental System Design

Soils Map

[redacted]

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Nuisance Plan

Morgan County SUP Application

Prepared for

T3 Land & Investment LLC

Management Plan

For

Nuisance Control

For

T3 Land & Investment LLC

Part of Section 32, T4N, R55W, Part of the Northwest ¼ and Part of the North ½ of the Northeast ¼ of Section 4, T3N, R55W, and all of Section 33, T4N, R55W,of the 6th PM, Morgan County, Colorado

Developed in accordance with
Generally Accepted Agricultural Best Management Practices

Prepared By

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November 2022

Introduction

This supplemental *Management Plan for Nuisance Control* has been developed and implemented to identify methods T3 Land & Investment LLC will use to minimize the inherent conditions that exist in confinement feeding operations. This supplement outlines management practices generally acceptable and proven effective at minimizing nuisance conditions. Neither nuisance management nor this supplemental plan is required by Colorado State statute or specifically outlined in the Colorado Confined Animal Feeding Operations (CAFO) Control Regulations. This is a proactive measure to assist integration into local communities. T3 Land & Investment LLC will use these management and control practices, to the best and most practical extent.

Legal Owner, Contact and Authorized Person

Correspondence and Contacts should be made to:

Dan Timmerman
23659 County Road 44
LaSalle, CO 80645

The individual at this facility who is responsible for developing the implementation, maintenance, and revision of this supplemental plan is listed below.

Dan Timmerman	***Owner/Operators***
(Name)	(Title)

Legal Description

The confined animal feeding facility described in this Nuisance Management Plan is in:
Part of Section 32, Township 4 North, Range 55 West, Part of the Northwest quarter, and Part of the North half of the Northeast quarter of Section 4, Township 3 North, Range 55 West, and all of Section 33, Township 4 North, Range 55 West of the 6th PM., Morgan County, Colorado.

Air Quality

Air quality at and around confined animal feeding operations are affected primarily by the relationship of soil/manure and available moisture. The two primary air quality concerns at feedlots are dust and odor. However, the management practices for dust and odor control are not inherently compatible. Wet pens and manure produce odors. Dry pens are dusty. The two paragraphs below outline the best management practices for the control of dust and odors that

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T3 Land & Investment LLC will use. The manager shall closely observe pen conditions and attempt to achieve a balance between proper dust and odor control.

Dust

Dust from pen surfaces is usually controlled by intensive management of the pen surface by routine cleaning and harrowing of the pen surface. The purpose of intensive surface management is twofold; to keep cattle clean and to reduce pest habitat. The best management systems for dust control involve moisture management. Management methods T3 Land & Investment LLC shall use to control dust are:

1. ***Pen density***
   Moisture can be managed by varying stocking rates and pen densities. The animals' wet manure and urine keep the surface moist and control dust emissions.

2. ***Regular manure removal***
   T3 Land & Investment LLC will continue to conduct regular manure removal. Typically, pens are cleaned, conditioned, and maintained as needed. Manure is removed at least annually.

3. ***Pen sprinkling***
   Should nuisance dust conditions arise, pen sprinkling may be used for moisture control on pens and internal roadways to minimize nuisance dust conditions.

Odor

Odors result from the natural decomposition processes that start as soon as the manure is excreted and continues as long as any usable material remains as food for microorganisms. Odor strength depends on the kind of manure, and the conditions under which it decomposes. Although occasionally unpleasant, the odors are not dangerous to health in the quantities customarily noticed around animal feeding operations and fields where manure is spread for fertilizer. Key practices T3 Land & Investment LLC may use to control odor are:

1. ***Establish good pen drainage***
   Dry manure is less odorous than moist manure. Maintaining good pen drainage can be achieved by regular cleaning in pens and under fences. The feedlot will conduct routine pen cleaning to reduce standing water and remove wet manure.

2. ***Regular manure removal***
   Reduce the overall quantity of odor producing sources. The feedlot will conduct routine pen cleaning and conditioning as needed.

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3. ***Reduce standing water***
   Standing water can increase microbial digestion and odor producing by-products. Proper pen maintenance and surface grading will be conducted by the feedlot to reduce standing water.

   The wastewater ponds will be dewatered regularly in accordance with the *Nutrient Management Plan* for T3 Land & Investment LLC. No chemical additives or treatments of the stormwater ponds for odor control are planned. Research to date indicates these products have little, if any, effectiveness.

4. ***Composting***
   Proper composting turns manure into an odorless, pathogen-free product that is valuable for soil conditioning. T3 Land & Investment LLC may practice manure composting if land area is available for this purpose.

5. ***Land application timing***
   Typically, air rises in the morning and sinks in the evening. T3 Land & Investment LLC will consider weather conditions and prevailing wind direction to minimize odors from land application. Typically, land applications will be timed for early mornings.

Pest Control

Insects and Rodents

Insects and rodents inhabit areas that 1) have an adequate to good, food source and 2) foster habitat prime for breeding and living. Key practices T3 Land & Investment LLC may use to manage insects and rodents are to first eliminate habitats and reduce the available food supply.

The feedlot will work to control flies by applying one or more of the following practices as needed:

1. ***Regular manure removal***
   Manure management removes both food sources and habitat

2. ***Reduce standing water***
   Standing water is a primary breeding ground for insects

3. ***Minimize fly habitat***
   Standing water, weeds and grass, manure stockpiles, etc., are all prime habitats for reproduction and protection. Reduce or eliminate these areas where practical.

4. ***Manage weeds and grass***
   Keep weeds and grassy areas to a minimum. These provide both protection and breeding areas.

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5. ***Minimize stockpiles or storage of manure***
   Stockpiles of manure provide both breeding and protective habitat. Keep stockpile use to a minimum.

6. ***Biological treatments***
   Parasitic wasps are excellent biological fly control and are widely used. The wasps lay their eggs in fly larvae hindering fly reproduction.

7. ***Baits and chemical treatments***
   Due to environmental and worker's safety concerns, chemical treatments are a last line of defense for insect control. However, they are very effective. Baits and treatments must be applied routinely.

Mortalities

Mortality is an unfortunate and unavoidable part of animal husbandry. Dead animals can produce offensive odors, attract scavengers, and create deleterious conditions. Proper and timely disposal of dead animals prevents nuisance conditions from occurring. Key practices T3 Land & Investment LLC may use to manage and dispose of dead animals are:

1. ***Expedient removal from pens***
   Dead animals will be removed from pens daily and relocated to an area(s) away from the pens.

2. ***Commercial rendering company removal***
   A commercial rendering company will remove dead animals when possible, and economically feasible.

3. ***Burial guidelines***
   a) Burials must be done at the site and on property owned by the feedlot at which the animal mortalities occur.
   b) Burials must be done at least two feet underground with at least two feet of soil cover. This must be done within 24 hours of the discovery of a mortality. If severe weather conditions interfere, burials should occur as soon as reasonably possible.
   c) There shall be at least four feet of suitable soil separation (not gravel), from the bottom of the burial pit to the maximum seasonal groundwater table.
   d) Burial sites shall be located at least 150 feet away from any well.

These practices represent the latest and most modern management and scientific information to date for control of nuisance conditions for the livestock feeding industry.

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Drainage Plan

Morgan County SUP Application

Prepared for

T3 Land & Investment LLC

T3 Land & Investments, LLC
Morgan County, CO

Preliminary
Environmental System Design

Prepared by:

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December 29, 2022

Summary

This analysis covers the preliminary design recommendations for a waste management system for the amendment to T3 Land & Investments, LLC existing SUP in Morgan County, Colorado. The facility is a Confined Animal Feeding Operation (CAFO) sized facility. Therefore, the facility is subject to the Colorado Department of Public Health and Environment (CDPHE) Regulations 61 and 81. This preliminary report is intended to show that the amendment should still be able to meet the requirements set forth in the regulations.

Project Description

The site is in eastern Morgan County, approximately thirteen miles east of the Town of Fort Morgan, CO. The legal description of the overall site is located in part of the East half of the Southeast quarter of Section 32, Township 4 North, Range 55 West, and part of Section 33, Township 4 North, Range 55 West, and part of the North half of the Northeast quarter and part of the North half of the Northwest quarter of Section 4, Township 3 North, Range 55 West of the 6th PM. The feedlot facility currently has a capacity of 44,000 head of cattle. The expansion will result in the facility housing 65,000 head of cattle, respectively. The existing site is located on approximately 787 acres. The site is proposing the design of a new containment area that will only receive runoff from the proposed pens. The existing containment areas will not be expanded or changed.

Design Objectives

The amendment to the existing waste management plan for T3 Land & Investments, LLC facility will consist of constructing new waste diversions along the east side of the proposed pens and berms if necessary to adequately convey wastewater into the new pond and drainages. Water will be applied to the cropped fields at agronomic rates as a fertilizer according to a Nutrient Management Plan (NMP) that will meet state requirements. The proposed cattle pens will be graded to drain to the new pond.

Hydrology and Hydraulics

This waste management system is designed to contain the 25-year 24-hour storm event as required by CDPHE. The required capacity was determined using the spreadsheet 313Pond.XLS "RECTANGULAR WASTE STORAGE POND DESIGN COMPUTATIONS" developed by Natural Resources Conservation Service (NRCS) State Conservation Engineer for Colorado, John Andrews. The spreadsheet uses a monthly balance approach accounting for precipitation inputs as well as evaporation and pumped drawdowns during the summer irrigation season for the outputs. The pond was assumed to be rectangular in shape and the runoff coefficient of the earthen lot was similar to the existing facility. The volume cells were also manually entered to ensure the pond storage will hold the estimated storm runoff with the recommended drawdown.

The contaminated water from the feedlot pens will be contained in the proposed storage pond. The pens will be designed to flow to the proposed pond. All precipitation that does not fall directly on contaminated areas will be diverted away from the containment area.

The design storm is the 25-year, 24-hour event and corresponds to 3.4 inches of rainfall for Fort Morgan, CO. With a NRCS curve number of 90, the runoff yield is 2.35 in. The total design storm volume for the facility is 15.85 acre-feet. The precipitation on the top of the pond is accounted for and was added into the above total storage requirements along with the volume to account for runoff from the daily precipitation events. The system is designed to transfer the runoff to existing land application sites.

Storage Pond

The proposed storage pond will be lined with either a compacted clay liner or a synthetic liner to meet CDPHE regulations. The pond will have a minimum of 23.30 acre-feet of capacity. A means to minimize erosion at the inlet will be installed on the bank of the pond wherever a delivery pipe is located. The proposed site will be graded to ensure stormwater runoff from the new pens will flow to the proposed pond. The pond will hold the estimated volume plus two feet of freeboard.

Dewatering

This site has two land application sites within the (NMP). The proposed pond will be dewatered to ensure proper volume availability for the design storm event. In addition to the land application site, the pond may be dewatered and given to adjacent property owners as needed.

Land Application

State and local regulations require that an animal feeding operation land apply wastewater generated at the facility at agronomic rates (the rate which provides enough nutrients to meet crop demand without applying excessive amounts of nutrients).

T3 Land & Investments has one land application site for wastewater application. This totals roughly 30 acres of irrigated land.

The feedlot will need to land apply approximately an additional three acre-feet of wastewater yearly. This number was determined by considering average monthly precipitation values from local weather data, average monthly lake-evaporation data from local weather data, the feedyard production area, runoff percentage from NRCS National Engineering Handbook, and trial-and-error pumping amounts to maintain capacity in excess of a 25-year, 24-hour storm event.

The table below shows the land necessary to utilize the nutrients from an average year's pumping.

Land Application Requirements for Average Years' Stormwater & Process Water - Sprinkler Applied

Maximum pumping requirement (6.0 A.F.), gallons		1,954,973			
Total Nitrogen contained in liquid, lbs.		3,265		*Total-N =	1.7 lbs./1,000 gal
Ammonium-Nitrogen contained in liquid, lbs.		2,932		*NH3-N =	1.5 lbs./1,000 gal
Organic-Nitrogen contained in liquid, lbs.		332		Organic-N =	0.2 lbs./1,000 gal
Ammonium-Nitrogen available after irrigation, lbs.		1,613		45.0%	Sprinkler-Irrigation loss**
Organic-Nitrogen available 3rd year, lbs.		156		47%	Equilibrium mineralization rate for organic-N**
Nitrogen available to plants (PAN) yr. after yr., lbs.		1,769			
Soil Organic Matter, %	1.0				
Irrigation Water NO_3 content, ppm	5.0				
Residual soil NO_3 (2 ft), ppm	14.0		Alfalfa	Corn Silage	
Expected Yield (grain, Bu/acre; silage, tons/acre)			6	26	Based on CSU Extension
N req. w/ listed O.M., soil N, & Irr. Water NO_3, (lb./acre)			220	132	Bulletin #538 & #0.565
Acres req. if effluent applied via sprinkler irrigation			8	13	

**MWPS-18 Section 1*

***Taken from CSU's Bulletin No. 568A Best Management Practices for Manure Utilization*

The above table utilizes a three-year average value from the feedyard. The facility needs eight acres of alfalfa, or thirteen acres of corn silage, to utilize nutrients in the wastewater produced each year for the expansion.

Below is a table showing the land necessary to utilize nutrients from the runoff generated during a 25-year, 24-hour storm event. To dewater the 15.85 acre-feet of wastewater generated in a 25-year, 24-hour storm event, and land apply at agronomic rates, an additional 24 acres of alfalfa or 46 acres of corn silage are required.

Land Application Requirements for 25-year, 24-hour Storm Event

						AGPRO
25-year, 24-hour storm volume(15.9 A.F.), gallons		5,164,386				
Total Nitrogen contained in liquid, lbs.		8,625		*Total-N =	1.7 lbs./1,000 ga	1.8
Ammonium-Nitrogen contained in liquid, lbs.		7,747		*NH3-N =	1.5 lbs./1,000 ga	0.5
Organic-Nitrogen contained in liquid, lbs.		878		Organic-N =	0.2 lbs./1,000 ga	1.3
Ammonium-Nitrogen available after irrigation, lbs.		4,261		45.0%	Sprinkler-Irrigation loss**	
Organic-Nitrogen available 3rd year, lbs.		413		47%	Equilibrium mineralization rate for organic-N**	
Nitrogen available to plants (PAN) yr. after yr., lbs.		4,673				
Soil Organic Matter, %	1.0					
Irrigation Water NO_3 content, ppm	5.0					
Residual soil NO_3 (2 ft), ppm	20.0		Alfalfa	Corn Silage		
Expected Yield (grain, Bu/acre; silage, tons/acre)			6	25	Based on CSU Extension	
N req. w/ listed O.M., soil N, & Irr. Water NO_3, (lb./acre)			198	101	Bulletin #538 & #0.565	
Acres req. if effluent applied via sprinkler irrigation			24	46		

**MWPS-18 Section 1*

***Taken from CSU's Bulletin No. 568A Best Management Practices for Manure Utilization*

Land application calculations use organic nitrogen mineralization and residual accumulation values typical when wastewater application occurs on the same fields every year. The previous tables indicate that the proposed feedyard has enough available land to utilize nutrients produced in the wastewater that they will generate. If the existing ponds already provide the necessary nutrients, it may be third party transferred.

As indicated in the table below, the proposed facility will house an average of 21,000 head and will generate 163,538 tons of manure annually (as hauled). Solid manure will be given away to area farmers for beneficial use by their crops or sold and turned into a renewable resource.

Table 2: Solid Manure Produced and Associated Nutrients

ASAE D384.1 Feb '03				Moisture	Manure	Manure	TS	VS	Nitrogen	Phosphorus	Potassium
Animal Type	Number of Hd	Wt./hd, lbs.	Total Wt., lbs.	(%)	(lbs. / day / 1000#)	(ft^3 / day / 1000#	(lbs. / day / 1000#)	(lbs. / day / 1000#)	(lbs. / day / 1000#)	(lbs. / day / 1000#)	(lbs. / day / 1000#)
Weaned Cattle	5250	500	2,625,000	85.3	58.0	0.92	8.5	7.2	0.34	0.092	0.21
Feeder Cattle	11,500	750	8,625,000	85.3	58.0	0.92	8.5	7.2	0.34	0.092	0.21
Fed Cattle	4,200	1,000	4,200,000	85.3	58.0	0.92	8.5	7.2	0.34	0.092	0.21
Totals	20,950		12,825,000								
		Total Daily Production			896,100	11,799	109,013	92,340	4,361	1,180	2,693
		Total Annual Production			327,076,500	4,306,635	39,789,563	33,704,100	1,591,583	430,664	983,036
Tons produced w/ moisture content of				85.3%	163,538						
Tons as hauled w/ moisture content of				32.0%	35,353						
Tons of compost produced w/ moisture content of				40.0%	40,067						

Conclusions

The proposed waste management system design for the expansion of T3 Land & Investments, LLC has been designed in accordance with current CDPHE regulations, Morgan County requirements, and current industry standards. The system has been designed to adequately convey, store and land apply the expected runoff from normal precipitation events as well as the 25-year, 24-hour design storm. The design is preliminary in nature and subject to change as a result of the planning, permitting, and final design process.

Insert 313 here

RECTANGULAR WASTE STORAGE POND DESIGN COMPUTATIONS

Project Name: T3 Land & Investments, LLC Porposed Pond East of 11
Location: Morgan County
Climate Station: Fort Morgan, ave. year

Computed By: *RP*
Date: 11/23/2022

Checked By: Reviewer Initials
Date:

BASIC DATA			
Solids & Slurry Inflow:	0	cu. ft. /day	
Other Liquid Waste Inflow:	0	gal. /day	
Contributing Roof Area:	0	sq. ft.	
Contributing Paved Lot Area:	0	sq. ft., CN =	97
Contributing Earth Lot Area:	74	Acres, CN =	90
25yr-24hr Precipitation Depth:	3.40	inches	
10yr-10day Precipitation Depth:	3.86	inches	
Annual FWS Evaporation:	48	inches	

POND DESIGN VOLUME		
Max Working Storage:	7.45	Acre-ft
Design Storm Runoff:	15.85	Acre-ft
Design Requirement:	23.30	Acre-ft
Available Storage:	100%	of design
Storage Safety Factor: (w/ freeboard)	1.4	

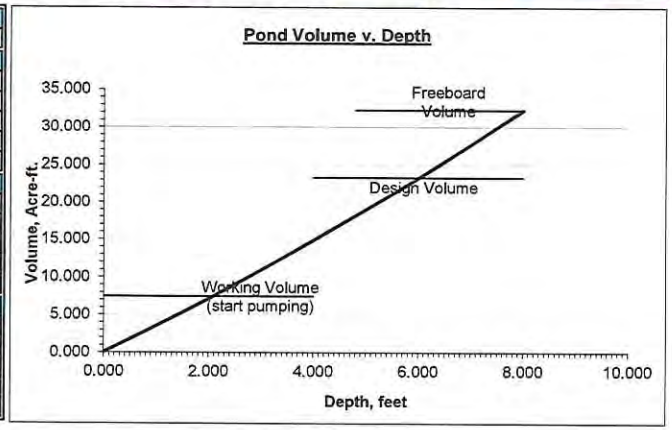
RECTANGULAR STORAGE POND DESIGN DIMENSIONS			
Bottom Width:	280 ft.	Inside Top Width:	344 ft.
Bottom Length:	530 ft.	Inside Top Length:	594 ft.
Design Depth:	6.0 ft.	Total Depth:	8 ft.
Freeboard:	2.0 ft.	Design Surface Area:	204,336 sq. ft.
Inside Slope:	4 H:1V	Available Storage Volume:	23.22 Acre-ft
Evaporation Area:	148,400 sq.ft.	Freeboard Volume:	9.04 Acre-ft
Seepage Rate:	0.000 inches/day	Total Volume:	32.27 Acre-ft
Seepage Area:	153308 sq.ft.		

AVERAGE ANNUAL MASS BALANCE FOR ESTIMATING MAXIMUM WORKING STORAGE REQUIREMENTS

	MONTHLY POND INFLOW											MONTHLY POND OUTFLOW					WORKING STORAGE	
	Monthly Contribution to Working Storage from Precipitation								Waste Inflow		Total	Surface		Seepage	Planned	Total	Monthly	Accumulated
	Precip.	Earth Lot Runoff		Paved Lot Runoff		Roof Runoff		On Pond	Solids	Liquids	Inflow	Evaporation		Loss	Drawdown	Outflow	In - Out	Storage
Month	(inches)	(inches)	(Acre-ft)	(inches)	(Acre-ft)	(inches)	(Acre-ft)	(Acre-ft)	(Acre-ft)	(Acre-ft)	(Acre-ft)	(inches)	(Acre-ft)	(Acre-ft)	(Acre-ft)	(Acre-ft)	(Acre-ft)	(Acre-ft)
Jan.	0.23	0.05	0.32	0.01	0.0000	0.09	0.0000	0.0899	0.0000	0.0000	0.41	1.44	0.4088	0.0000	0.00	0.41	0.00	5.99
Feb.	0.17	0.07	0.44	0.00	0.0000	0.05	0.0000	0.0665	0.0000	0.0000	0.50	1.68	0.4770	0.0000	0.00	0.48	0.03	6.02
Mar.	0.71	0.00	0.03	0.23	0.0000	0.51	0.0000	0.2775	0.0000	0.0000	0.30	2.64	0.7495	0.0000	0.00	0.75	-0.45	5.57
Apr.	1.20	0.10	0.63	0.59	0.0000	0.99	0.0000	0.4691	0.0000	0.0000	1.10	4.32	1.2264	0.0000	0.00	1.23	-0.13	5.45
May	2.63	0.83	5.09	1.88	0.0000	2.40	0.0000	1.0281	0.0000	0.0000	6.12	5.76	1.6353	0.0000	2.72	4.36	1.76	7.21
June	2.15	0.53	3.29	1.43	0.0000	1.92	0.0000	0.8405	0.0000	0.0000	4.13	6.96	1.9759	0.0000	2.72	4.70	-0.57	6.63
July	1.80	0.35	2.14	1.11	0.0000	1.58	0.0000	0.7036	0.0000	0.0000	2.84	7.20	2.0441	0.0000	0.00	2.04	0.80	7.43
Aug.	1.49	0.21	1.27	0.84	0.0000	1.27	0.0000	0.5825	0.0000.	0.0000	1.86	6.48	1.8397	0.0000	0.00	1.84	0.02	7.45
Sep.	1.13	0.08	0.50	0.54	0.0000	0.92	0.0000	0.4417	0.0000	0.0000	0.94	4.80	1.3627	0.0000	0.00	1.36	-0.42	7.03
Oct.	0.66	0.00	0.01	0.20	0.0000	0.47	0.0000	0.2580	0.0000	0.0000	0.27	3.36	0.9539	0.0000	0.00	0.95	-0.69	6.34
Nov.	0.38	0.02	0.10	0.05	0.0000	0.21	0.0000	0.1485	0.0000	0.0000	0.25	1.92	0.5451	0.0000	0.00	0.55	-0.29	6.05
Dec.	0.27	0.04	0.25	0.01	0.0000	0.12	0.0000	0.1055	0.0000	0.0000	0.35	1.44	0.4088	0.0000	0.00	0.41	-0.06	5.99
Totals:	12.82	2.28	14.06	6.87	0.00	10.53	0.00	5.01	0.00	0.00	19.07	48.00	13.63	0.00	5.45	19.08		

RAINFALL AND RUNOFF ESTIMATION FOR WASTE STORAGE POND DESIGN

	Earth Areas	Paved Areas	Roofed Areas	Pond Surface
	25yr-24hr Storm Event			
1 day Curve Numbers:	90	97	100	100 %
25yr-24hr Rainfall:	3.40 inches	3.40 inches	3.40 inches	3.40 inches
25yr-24hr Runoff:	2.35 inches	3.06 inches	3.40 inches	3.40 inches
Runoff Volume:	14.52 Acre-ft	0.00 Acre-ft	0.00 Acre-ft	1.33 Acre-ft
	Total 24hr-25yr Event Runoff Volume:			**15.85 Acre-ft**
	Chronic Storm (10 day event)			
10 day Curve Numbers:	81	94	100	100 %
10yr-10day Rainfall:	3.9 inches	3.9 inches	3.9 inches	3.86 inches
10yr-10day Runoff:	1.98 inches	3.20 inches	3.86 inches	3.86 inches
Runoff Volume:	12.23 Acre-ft	0.00 Acre-ft	0.00 Acre-ft	1.51 Acre-ft
	Total 10yr-10day Event Runoff Volume:			**13.74 Acre-ft**
	Average Monthly Runoff Contribution to Working Storage			
30 day Curve Numbers:	77	93	98	100 %
Monthly Runoff:	(see computations in monthly mass balance table above)			
Average Annual Rainfall:	12.8 inches	12.8 inches	12.8 inches	12.8 inches
Average Annual Runoff:	2.28 inches	6.87 inches	10.53 inches	12.82 inches
Runoff as % of Rainfall:	18%	54%	82%	100.0%



Basic Data and Drawings

- Aerial view
- Topographic map
- Soils map
- Soil survey engineering properties
- Proposed Drawing

Google Maps T3 Land & Investments, LLC

Imagery ©2022 CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO, Map data ©2022 1000 ft

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Morgan County, Colorado

November 4, 2022

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Map Scale: 1:9,880 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 100 200 400 600

Feet: 0 450 900 1800 2700

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Morgan County, Colorado
Survey Area Data: Version 23, Sep 1, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 14, 2022—Jun 15, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Va	Valent sand, 0 to 3 percent slopes	22.9	5.3%
VcD	Valent sand, 3 to 9 percent slopes	405.6	94.7%
Totals for Area of Interest		**428.4**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Morgan County, Colorado

Va—Valent sand, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2tczd
Elevation: 3,000 to 5,210 feet
Mean annual precipitation: 13 to 20 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 130 to 166 days
Farmland classification: Not prime farmland

Map Unit Composition

Valent and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Valent

Setting

Landform: Interdunes
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Noncalcareous eolian sands

Typical profile

A - 0 to 5 inches: sand
AC - 5 to 12 inches: sand
C1 - 12 to 30 inches: sand
C2 - 30 to 80 inches: sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 39.96 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 1 percent
Maximum salinity: Nonsaline (0.1 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 2.4 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: A
Ecological site: R067BY015CO - Deep Sand, R072XA021KS - Sands (North) (PE 16-20)
Hydric soil rating: No

Minor Components

Dailey

Percent of map unit: 5 percent
Landform: Interdunes
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: R067BY015CO - Deep Sand, R072XA022KS - Sandy (North) Draft (April 2010) (PE 16-20)
Hydric soil rating: No

Julesburg

Percent of map unit: 5 percent
Landform: Interdunes
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R067BY024CO - Sandy Plains, R072XA022KS - Sandy (North) Draft (April 2010) (PE 16-20)
Hydric soil rating: No

Vona

Percent of map unit: 5 percent
Landform: Interdunes
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R067BY024CO - Sandy Plains, R072XA022KS - Sandy (North) Draft (April 2010) (PE 16-20)
Hydric soil rating: No

VcD—Valent sand, 3 to 9 percent slopes

Map Unit Setting

National map unit symbol: 2tczf
Elevation: 3,050 to 5,150 feet
Mean annual precipitation: 12 to 18 inches
Mean annual air temperature: 48 to 55 degrees F
Frost-free period: 130 to 180 days
Farmland classification: Not prime farmland

Map Unit Composition

Valent and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Valent

Setting

Landform: Hills, dunes
Landform position (two-dimensional): Backslope, shoulder, footslope, summit
Landform position (three-dimensional): Side slope, head slope, nose slope, crest
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Parent material: Noncalcareous eolian sands

Typical profile

A - 0 to 5 inches: sand
AC - 5 to 12 inches: sand
C1 - 12 to 30 inches: sand
C2 - 30 to 80 inches: sand

Properties and qualities

Slope: 3 to 9 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 39.96 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 1 percent
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 2.4 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: A
Ecological site: R067BY015CO - Deep Sand, R072XY109KS - Rolling Sands
Hydric soil rating: No

Minor Components

Dailey

Percent of map unit: 10 percent
Landform: Interdunes
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: R067BY015CO - Deep Sand, R072XA021KS - Sands (North) (PE 16-20)
Hydric soil rating: No

Vona

Percent of map unit: 5 percent
Landform: Hills
Landform position (two-dimensional): Footslope, backslope, shoulder
Landform position (three-dimensional): Side slope, head slope, nose slope, base slope

Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R067BY024CO - Sandy Plains, R072XA022KS - Sandy (North) Draft (April 2010) (PE 16-20)
Hydric soil rating: No

Haxtun

Percent of map unit: 5 percent
Landform: Interdunes
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: R067BY024CO - Sandy Plains, R072XY111KS - Sandy Plains
Hydric soil rating: No

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TECHNICAL & Miscellaneous

Right to Farm Policy

Application Fee Receipt

Statement of Taxes

AGPROfessionals
DEVELOPERS OF AGRICULTURE

Right to Farm Policy

Morgan County SUP Application

Prepared for

T3 Land & Investment LLC

MORGAN COUNTY, PLANNING, ZONING & BUILDING DEPT.
231 Ensign, P.O. Box 596
Fort Morgan, Colorado 80701
PHONE (970) 542-3526 FAX (970) 542-3509

MORGAN COUNTY RIGHT TO FARM POLICY / NOTICE

Morgan County is one of the most productive agricultural counties in Colorado. Ranching, farming, animal feeding, and all other manner of agricultural activities and operations in Morgan County are integral and necessary elements of the continued vitality of the county's economy, culture, landscape and lifestyle. Morgan County specifically recognizes the importance of agricultural operations as necessary and worthy of recognition and protection.

Landowners, residents and visitors must be prepared to accept as normal the effects of agriculture and rural living. These may include noise from tractors, equipment, and aerial spraying sometimes at night or in the early morning; dust from animal pens, field work, harvesting, and gravel roads; odor from animal confinement operations, silage and manure; smoke from ditch burning; flies and mosquitoes; the use of pesticides and fertilizers, including aerial spraying; and movement of livestock or machinery on public roads. Under the provisions of the State of Colorado's "Right to Farm" law (Section 35-3.5-101 and following, C.R.S.), all normal and non-negligent agricultural operations may not be considered nuisances.

Also public services in a rural area are not at the same level as in an urban or suburban setting. Road maintenance may be at a lower level, mail delivery may not be as frequent, utility services may be nonexistent or subject to interruption, law enforcement, fire protection and ambulance service will have considerably longer response times, snow may not be removed from county roads for several days after a major snow storm. First priority for snow removal is that school bus routes are normally cleared first.

Children are exposed to different hazards in a rural setting than they are in an urban or suburban area. Farm and oilfield equipment, ponds, and irrigation ditches, electrical service to pumps and oil field operations, high speed traffic, noxious weeds, livestock, and territorial farm dogs may present real threats to children. It is necessary that children's activities be properly supervised for both the protection of the children and protection of the farmer's livelihood.

All rural residents and property owners are encouraged to learn about their rights and responsibilities and to act as good neighbors and citizens of Morgan County. This includes but is not limited to obligations under Colorado State law and Morgan County Zoning Regulations regarding maintenance of fences, controlling weeds, keeping livestock and pets under control. There may be provisions of which you are unaware. For example, because Colorado is a Fence Law State, owners of property may be required to fence livestock out.

Information regarding these topics may be obtained from the Colorado State University Cooperative Extension Office, the County Planning and Zoning Department, and the County Attorney.

RECEIPT AND STATEMENT OF UNDERSTANDING

I hereby certify that I have received, read, and understood the Morgan County Statement of Policy and Notice regarding Right to Farm.

I further state that I am aware that the conditions of living in an unincorporated area are different than living in a town or city and that the responsibilities of rural residents are different from urban or suburban residents. I understand that under Colorado law that a pre-existing, non-negligent agricultural operation may not be considered a public or private nuisance.

To Be Signed by Landowner

Signature: [signature] Date: 11-1-22

Printed Name: Daniel Timmerman

Address: PO Box 4046 Brush, CO 80723

Adopted by the Morgan County Board of County Commissioners by Resolution #96BCC41 on July 23, 1996 and amended by Resolution 2008 BCC 34 on September 2, 2008.

RECEIPT

Morgan County

231 Ensign, Fort Morgan, CO 80701

( ) 542-3526

SU2022-0002 | Special Use Permit

Receipt Number: 543706

Payment Amount: **$500.00**

December 23, 2022

Transaction Method	*Payer*	*Cashier*	*Reference Number*
Credit Card	Hannah Dutrow	Jenafer Santos	2435

Comments

Assessed Fee Items

Fee items being paid by this payment

Date	*Fee Item*	*Account Code*	*Assessed*	*Amount Paid*	*Balance Due*
_3/22	Special Use - Full Review		$500.00	$500.00	$0.00
		Totals:	$500.00	$500.00	
				Previous Payments	$0.00
				Remaining Balance Due	$0.00

Permit Info

Property Address	**Property Owner**	**Property Owner Address**	**Valuation**
32295 HWY 34 BRUSH, CO 80723	T3 LAND & INVESTMENT LLC	P O BOX 408 BRUSH, CO 80723	

Description of Work

Amending previous special use permit to expand feedlot
Previous head - 44000
Proposed head - 65000

AGPROfessionals
DEVELOPERS OF AGRICULTURE

Taxes

Morgan County SUP Application

Prepared for

T3 Land & Investment LLC

Morgan County Treasurer
Statement of Taxes Due

Account Number R002779
Assessed To

Parcel 123304000003
T3 LAND & INVESTMENT LLC
P O BOX 408
BRUSH, CO 80723

Legal Description
S: 04 T: 3 R: 55 PARC NW1/4 B854 P978 (CORRECTION SECTION) S: 33 T: 4 R: 55 W1/2

Situs Address
32295 HWY 34

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2021	$30,406.48	$0.00	$0.00	($30,406.48)	$0.00
Total Tax Charge					$0.00
Grand Total Due as of 09/16/2022					**$0.00**

Tax Billed at 2021 Rates for Tax Area 010 - RE 2J

Authority	Mill Levy	Amount
MORGAN COUNTY GENERAL FUND	19.4720000	$6,635.09
ROAD AND BRIDGE FUND	7.5000000	$2,555.62
SOCIAL SERVICES FUND	2.0000000	$681.50
BRUSH RURAL FIRE DIST	3.4910000*	$1,189.56
E MORGAN COUNTY HOSPITAL	4.5000000	$1,533.37
E MORGAN COUNTY LIBRARY	3.5000000	$1,192.62
NORTHERN COLO WATER CD	1.0000000	$340.75
RE 2-J BRUSH GENERAL FD	27.0110000	$9,204.00
RE 2-J BRUSH M/L OVRD	8.9100000	$3,036.08
RE 2-J BRUSH BOND RED	11.8500000	$4,037.89
Taxes Billed 2021	89.2340000	$30,406.48

* Credit Levy

Values	Actual	Assessed
SPRINKLER IRRIGATED LAND	$32,810	$9,510
GRAZING LAND	$2,920	$850
ALL OTHER AG - LAND	$360,000	$104,400
ALL OTHER AG - IMPS	$779,270	$225,990
Total	$1,175,000	$340,750

**********TAX LIEN SALE REDEMPTIONS MUST BE PAID BY CASH OR CASHIER'S CHECK**********

Special taxing districts and the boundaries of such districts may be on file with the County Commissioners, County Clerk, or County Assessor. Unless specifically mentioned, this statement does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or manufactured homes.

ROBERT A SAGEL, MORGAN COUNTY TREASURER
231 Ensign St, PO Box 593, Fort Morgan, CO 80701
Phone: 970-542-3518, Fax: 970-542-3520, Email: esale@co.morgan.co.us
Website: morgancounty.colorado.gov

Morgan County Treasurer

Statement of Taxes Due

Account Number R002873

Parcel 103532000001

Assessed To

T3 LAND & INVESTMENT LLC
P O BOX 408
BRUSH, CO 80723

Legal Description

S: 32 T: 4 R: 55 ALL EX HWY, RR, B666 P532 & B753 P532

Situs Address

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2021	$541.64	$0.00	$0.00	($541.64)	$0.00
Total Tax Charge					$0.00
Grand Total Due as of 09/16/2022					**$0.00**

Tax Billed at 2021 Rates for Tax Area 210 - RE 2J

Authority	Mill Levy	Amount
MORGAN COUNTY GENERAL FUND	19.4720000	$118.21
ROAD AND BRIDGE FUND	7.5000000	$45.52
SOCIAL SERVICES FUND	2.0000000	$12.14
BRUSH RURAL FIRE DIST	3.4910000*	$21.19
E MORGAN COUNTY HOSPITAL	4.5000000	$27.31
E MORGAN COUNTY LIBRARY	3.5000000	$21.24
NORTHERN COLO WATER CD	1.0000000	$6.07
RE 2-J BRUSH GENERAL FD	27.0110000	$163.95
RE 2-J BRUSH M/L OVRD	8.9100000	$54.08
RE 2-J BRUSH BOND RED	11.8500000	$71.93
Taxes Billed 2021	89.2340000	$541.64

* Credit Levy

Values	Actual	Assessed
GRAZING LAND	$20,940	$6,070
Total	$20,940	$6,070

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ROBERT A SAGEL, MORGAN COUNTY TREASURER
231 Ensign St, PO Box 593, Fort Morgan, CO 80701
Phone: 970-542-3518, Fax: 970-542-3520, Email: esale@co.morgan.co.us
Website: morgancounty.colorado.gov

Morgan County Treasurer

Statement of Taxes Due

Account Number R002951

Parcel 103533000001

Assessed To

T3 LAND & INVESTMENT LLC
P O BOX 408
BRUSH, CO 80723

Legal Description

S: 33 T: 4 R: 55 E1/2 S: 04 T: 3 R: 55 N1/2NE1/4 EX PARC TO HWY B797 P214 (CORRECTION SECTION)

Situs Address

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2021	$10,264.60	$0.00	$0.00	($10,264.60)	$0.00
Total Tax Charge					$0.00
Grand Total Due as of 09/16/2022					**$0.00**

Tax Billed at 2021 Rates for Tax Area 010 - RE 2J

Authority	Mill Levy	Amount
MORGAN COUNTY GENERAL FUND	19.4720000	$2,239.85
ROAD AND BRIDGE FUND	7.5000000	$862.73
SOCIAL SERVICES FUND	2.0000000	$230.06
BRUSH RURAL FIRE DIST	3.4910000*	$401.57
E MORGAN COUNTY HOSPITAL	4.5000000	$517.64
E MORGAN COUNTY LIBRARY	3.5000000	$402.61
NORTHERN COLO WATER CD	1.0000000	$115.03
RE 2-J BRUSH GENERAL FD	27.0110000	$3,107.08
RE 2-J BRUSH M/L OVRD	8.9100000	$1,024.92
RE 2-J BRUSH BOND RED	11.8500000	$1,363.11
Taxes Billed 2021	89.2340000	$10,264.60

* Credit Levy

Values	Actual	Assessed
SPRINKLER IRRIGATED LAND	$46,130	$13,380
GRAZING LAND	$10,000	$2,900
ALL OTHER AG - LAND	$90,000	$26,100
ALL OTHER AG - IMPS	$250,510	$72,650
Total	$396,640	$115,030

**********TAX LIEN SALE REDEMPTIONS MUST BE PAID BY CASH OR CASHIER'S CHECK**********

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ROBERT A SAGEL, MORGAN COUNTY TREASURER
231 Ensign St, PO Box 593, Fort Morgan, CO 80701
Phone: 970-542-3518, Fax: 970-542-3520, Email: esale@co.morgan.co.us
Website: morgancounty.colorado.gov

REFERRALS & RESPONSES

Landowner Letter

Landowner Letter Responses

Public Comments or Concerns

Notifications

MORGAN COUNTY
PLANNING AND BUILDING DEPARTMENT

TO REFERRAL AGENCIES:

- Farm Service Agency-Morgan County
- Century Link
- Division of Wildlife
- Kinder Morgan, Inc.
- Brush Fire Department
- Lower South Platte Water Cons.
- Morgan County Assessor
- Morgan County Communications Center
- Morgan County Quality Water
- Morgan County Road & Bridge
- Morgan County Rural Electric Assoc.
- Morgan County Sheriff Dept.
- Morgan Soil Conservation District
- Northeast Colorado Health Dept.
- Northern Colorado Water Conservancy
- Xcel Energy
- Morgan County Emergency Mgmt.
- CDPHE/Thaine Kramer
- CDOT

FROM: Cheryl Brindisi, Morgan County Planning & Zoning Technician
231 Ensign St, PO Box 596, Fort Morgan, CO 80701
970-542-3526 / 970-542-3509 fax / cbrindisi@co.morgan.co.us

DATE: January 18, 2023

RE: Amended Use by Special Review Application – see attached site map

The following Application for an Amended Use by Special Review has been submitted to Morgan County. Please review and provide any comments you may have. The application will be heard by the Planning Commission at a **public hearing Monday, February 13, 2023 at 7:00 P.M.** and Board of County Commissioners at a **public meeting on Tuesday, March 7, 2023 at 9:00 A.M.** in the assembly room, 231 Ensign St. Fort Morgan CO.

Applicants: Tim Naylor, Hannah Dutrow/AGPROfessionals
Landowner: T3 Land & Investment, LLC

Legal Description: A part of Section 32 and Section 33, Township 4 North, Range 55 West, and part of the North half of Section 4, Township 3 North, Range 55 West of the 6th PM, Morgan County, Colorado aka 32295 Hwy 34, Brush, Colorado 80723

Request: Amended Use by Special Review Permit to expand the permitted Pinneo Feedlot livestock confinement operations from 44,000 head of cattle to 65,000 head of cattle or from approximately 35,000 animal units to 51,350 animal units respectively. In addition, they intend to install additional pens east of the existing pens. See attached site map.

Please offer any comments or concerns you may have about these applications within 14 days of the date of this letter. You also may review the file at our office located at 231 Ensign Street, Fort Morgan, Colorado 80701. Do not hesitate to contact me at any time if you have questions. Thank you.

Sincerely,
Cheryl Brindisi
Morgan County Planning & Zoning Technician

MORGAN COUNTY
PLANNING AND BUILDING DEPARTMENT

January 18, 2023

Re: T3 Land & Investment, LLC
Dear Neighboring Landowners:

Tim Naylor and Hannah Dutrow / AGPROfessionals as applicant and T3 Land & Investment, LLC as landowner have submitted an application to our office for an Amended Use by Special Review Permit.

Legal Description: A part of Section 32 and Section 33, Township 4 North, Range 55 West, and part of the North half of Section 4, Township 3 North, Range 55 West of the 6th PM, Morgan County, Colorado aka 32295 Hwy 34, Brush, Colorado 80723.

Request: This proposed Amended Use by Special Review Permit is to expand the permitted Pinneo Feedlot livestock confinement operations from 44,000 head of cattle to 65,000 head of cattle or approximately 35,000 animal units to 51,350 animal units respectively. In addition, they intend to install additional pens east of the existing pens. See attached site map.

This application will be heard by the Planning Commission at a public hearing on **Monday, February 13, 2023 at 7:00 P.M.** and Board of County Commissioner's at a public meeting on **Tuesday March 7th, 2023 at 9:00 A.M.** in the Assembly Room of the Morgan County Administration Building, 231 Ensign St., (Basement Level, elevator entrance) Fort Morgan, Colorado. Landowners within ¼ mile of the subject property are notified of the application and hearing date.

If you have any questions pertaining to this application or if you would like to review the file, either contact us at (970) 542-3526 or stop by our office prior to the hearing. You may attend the public hearing and provide comments on the application, or alternatively, if you are not able to attend you may submit written comments to our office no later than February 1st.

Sincerely,

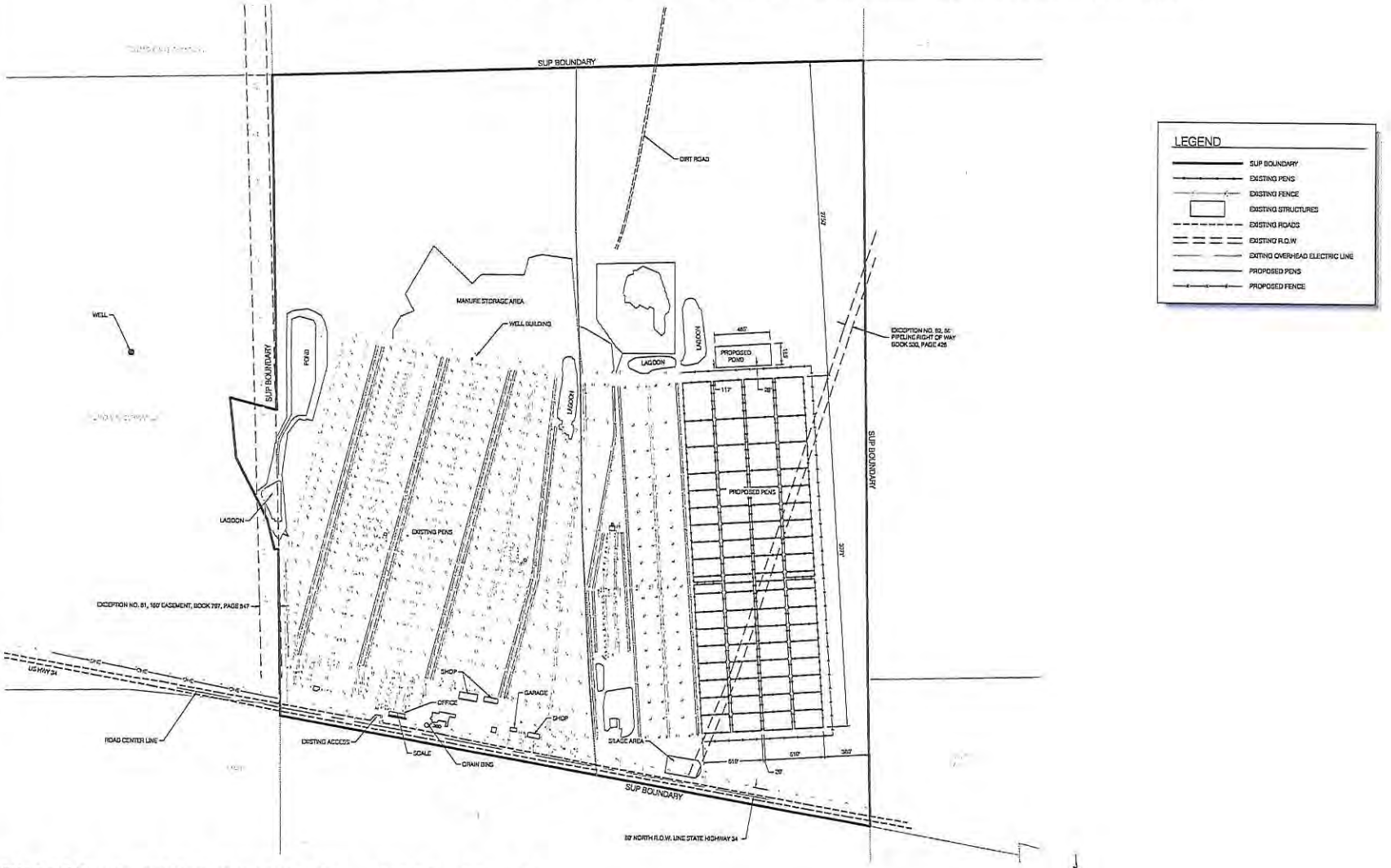
Nicole Hay

Nicole Hay
Planning Administrator

Morgan County Government ~ 231 Ensign St ~ PO Box 596 ~ Fort Morgan, CO 80701
Telephone (970) 542-3526 ~ nhay@co.morgan.co.us

T3 LAND & INVESTMENT LLC
SPECIAL USE PERMIT (SUP) MAP

BEING A PART OF SECTION 32 AND SECTION 33, TOWNSHIP 4 NORTH, RANGE 55 WEST AND A PART OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 55 WEST OF THE 6TH P.M., MORGAN COUNTY, STATE OF COLORADO



SPECIAL USE PERMIT - SITE PLAN

A	03/08/04 REVIEW	11/2021

DATE: November 11 2003 DRAWN BY: ADWD

ESCS/PCD/ZOL

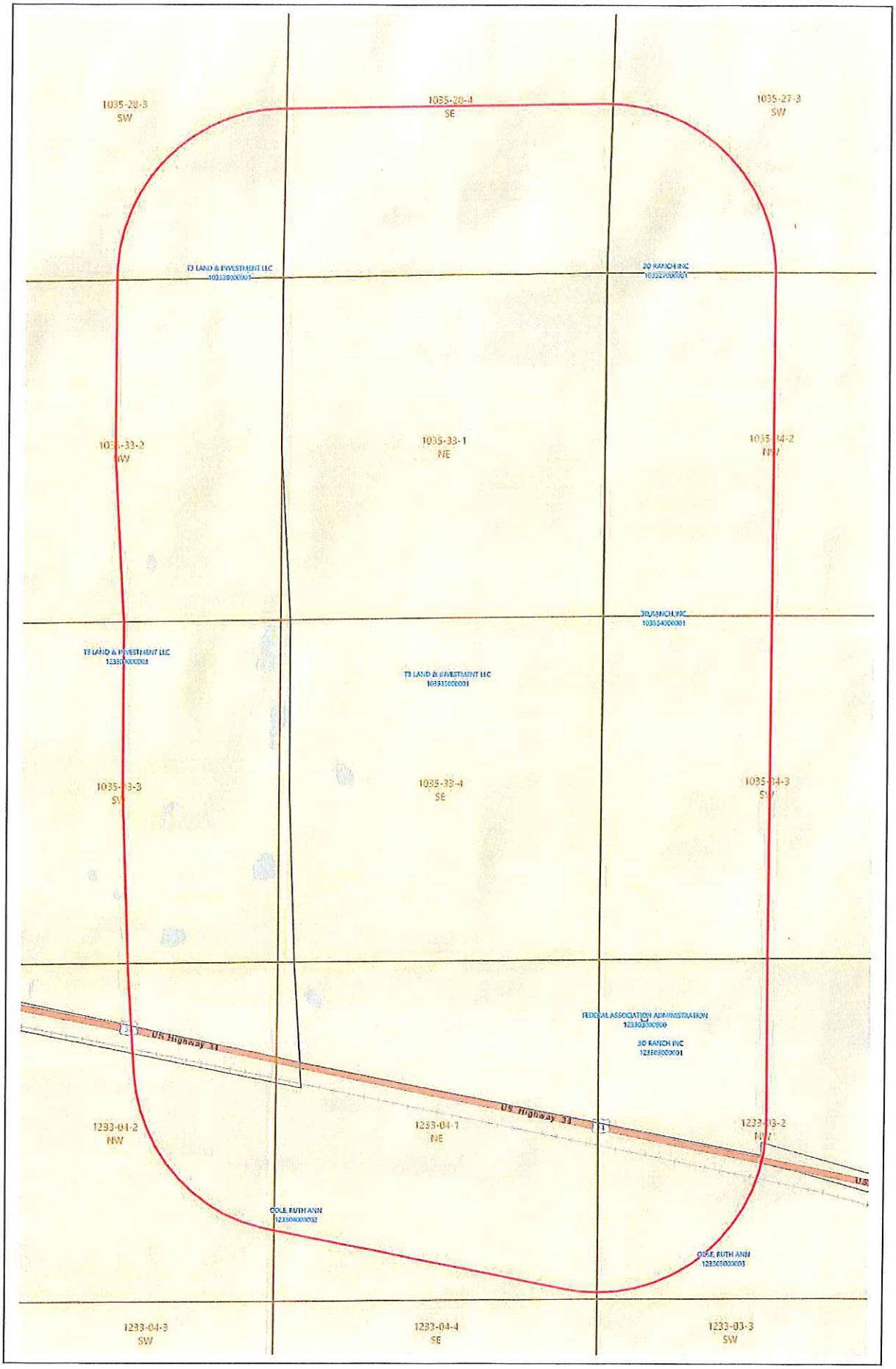
AGPROfessionals
DEVELOPERS OF AGRICULTURE
3550 67th Avenue, Suite 200, Greeley, CO 80634 (970) 535-9518 - fax (970) 535-9551
213 Chestnut Dr., Suite 103, Fort Collins, CO 80521 (970) 595-5001

FOR APPROVAL ONLY

T3 LAND & INVESTMENT LLC
SPECIAL USE PERMIT - SITE PLAN
MORGAN COUNTY, CO

SHEET:
SUP-2

T3 Land & Investment SU2022-0002 map 2



Printed 1/10/2023

1:9,892

T3 LAND & INVESTMENT LLC
P O BOX 408
BRUSH, CO 80723

3D RANCH INC
12001 HWY 34
AKRON, CO 80720

ODLE, RUTH ANN
16218 HWY 71
BRUSH, CO 807239436

FEDERAL ASSOCIATION ADMINISTRATION
Mailing Address Not Available

Gmail

Cheryl Brindisi <cbrindisi@co.morgan.co.us>

Amended Use by Special Review Application

Conner Gerken <connerg@nchd.org> Thu, Jan 19, 2023 at 9:42 AM
To: Cheryl Brindisi <cbrindisi@co.morgan.co.us>
Cc: Mel Bustos <melb@nchd.org>

Hello Ma'am,

NCHD has no issues with the proposed amended use of Pinneo Feedlot. We would ask that if any new septic systems are installed that they go through our department to permit those installs. If the systems are commercial, they will need to be professionally engineered. Also, if any waste water ponds are added, they go through the State to approve said ponds. We would also ask that they reach out to the Confined Animal Feeding Operations department at CDPHE to make sure that they are in compliance with all of their rules and regulations. I have added contact information for them below:

Thaine Kramer (Dept of AG)
Environmental Protection Specialist
Environmental Agriculture Program
4300 Cherry Creek Drive South
DEHS-A2
Denver, CO 80246-1530
P 303.692.3523 I F 303.753.6809
thaine.kramer@state.co.us I www.colorado.gov/cdphe/cafos

Let me know if you have any other questions or concerns.

Thanks,

[Quoted text hidden]

--

Conner Gerken | Senior Environmental Health Specialist
Northeast Colorado Health Department
228 W. Railroad Ave
Fort Morgan, Colorado 80701
970-867-4918 ext. 2260
connerg@nchd.org

Northeast Colorado Health Department

Protecting Health; Inspiring Prevention

Xcel Energy℠
PUBLIC SERVICE COMPANY

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

January 30, 2023

Morgan County Planning and Building Department
231 Ensign / PO Box 596
Fort Morgan, CO 80701

Attn: Nicole Hay and Cheryl Brindisi

Re: Tim Naylor, Hannah Dutrow-AGPROfessionals

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Tim Naylor, Hannah Dutrow-AGPROfessionals** and has **no apparent conflict** with the amended use.

Please be aware PSCo owns and operates existing natural gas distribution along Highway 34 and service facilities within the subject property. For any new natural gas or modification to existing facilities, the property owner/developer/contractor must complete the application process via xcelenergy.com/InstallAndConnect.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

NOTICE OF MORGAN COUNTY PLANNING COMMISSION'S REVIEW OF ONE LAND USE APPLICATION

Notice is hereby given that on Monday, February 13, 2023 at 7:00 p.m., or as soon as possible thereafter, a public hearing will be held to consider the following applications:

1.) **Applicant:** Tim Naylor, Hannah Dutrow/AGPROfessionals
Landowner: T3 Land & Investment, LLC
Legal Description: A part of Section 32 and Section 33, Township 4 North, Range 55 West, and part of the North half of Section 4, Township 3 North, Range 55 West of the 6th PM, Morgan County, Colorado aka 32295 Hwy 34, Brush, Colorado 80723.
Request: Amended Use by Special Review Permit to expand the permitted Pinneo Feedlot livestock confinement operations from 44,000 head of cattle to 65,000 head of cattle or from approximately 35,000 animal units to 51,350 animal units respectively. In addition, they intend to install additional pens east of the existing pens.
Date of Application: December 27, 2022.

THE COUNTY WILL CONTINUE TO OFFER THE OPTION TO ATTEND MEETINGS REMOTELY. IF YOU HAVE ANY QUESTIONS REGARDING ATTENDING THE MEETING, PLEASE CONTACT THE PLANNING OFFICES AT 970-542-3526.

To participate remotely you may connect via Zoom at:
https://us02web.zoom.us/j/83555366424
Or Telephone:
Dial:
US: +1 719 359 4580
Webinar ID: 835 5536 6424

The applications and all materials are available for inspection at the Planning Administrator's Office, 231 Ensign Street, basement, Fort Morgan, Colorado, during regular office hours. At the time of hearing, opportunity will be given for the presentation of evidence in support of or in opposition to the application.

_____
Nicole Hay
Morgan County Planning Administrator

Published: January 28, 2023

NOTICE OF MORGAN COUNTY PLANNING COMMISSION'S REVIEW OF ONE LAND USE APPLICATION

Notice is hereby given that on Monday, February 13, 2023 at 7:00 p.m., or as soon as possible thereafter, a public hearing will be held to consider the following applications:

1.) **Applicant:** Tim Naylor, Hannah Dutrow/AGPROfessionals
Landowner: T3 Land & Investment, LLC
Legal Description: A part of Section 32 and Section 33, Township 4 North, Range 55 West, and part of the North half of Section 4, Township 3 North, Range 55 West of the 6th PM, Morgan County, Colorado aka 32295 Hwy 34, Brush, Colorado 80723.
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To participate remotely you may connect via Zoom at:
https://us02web.zoom.us/j/83555366424
Or Telephone:
Dial:
US: +1 719 359 4580
Webinar ID: 835 5536 6424

The applications and all materials are available for inspection at the Planning Administrator's Office, 231 Ensign Street, basement, Fort Morgan, Colorado, during regular office hours. At the time of hearing, opportunity will be given for the presentation of evidence in support of or in opposition to the application.

Nicole Hay
Morgan County Planning Administrator
Published: January 28, 2023

Published: Fort Morgan Times January 28, 2023-1951314

Prairie Mountain Media, LLC

PUBLISHER'S AFFIDAVIT

County of Morgan
State of Colorado

The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Fort Morgan Times*.
2. The *Fort Morgan Times* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Morgan County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Fort Morgan Times* in Morgan County on the following date(s):

Jan 28, 2023

Melissa Najera
Signature

Subscribed and sworn to me before me this 30th day of January, 2023.

Shayla Najera
Notary Public

(SEAL)

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031965
MY COMMISSION EXPIRES July 31, 2025

Account:	1052763
Ad Number:	1951314
Fee:	$35.88

The above sign was posted on (date) 2/2/2023, pursuant to the Morgan County Zoning Resolution by (name of applicant) Ag professionals

Project name and number: _____

Signature of Applicant/Representative: Cory Gordon

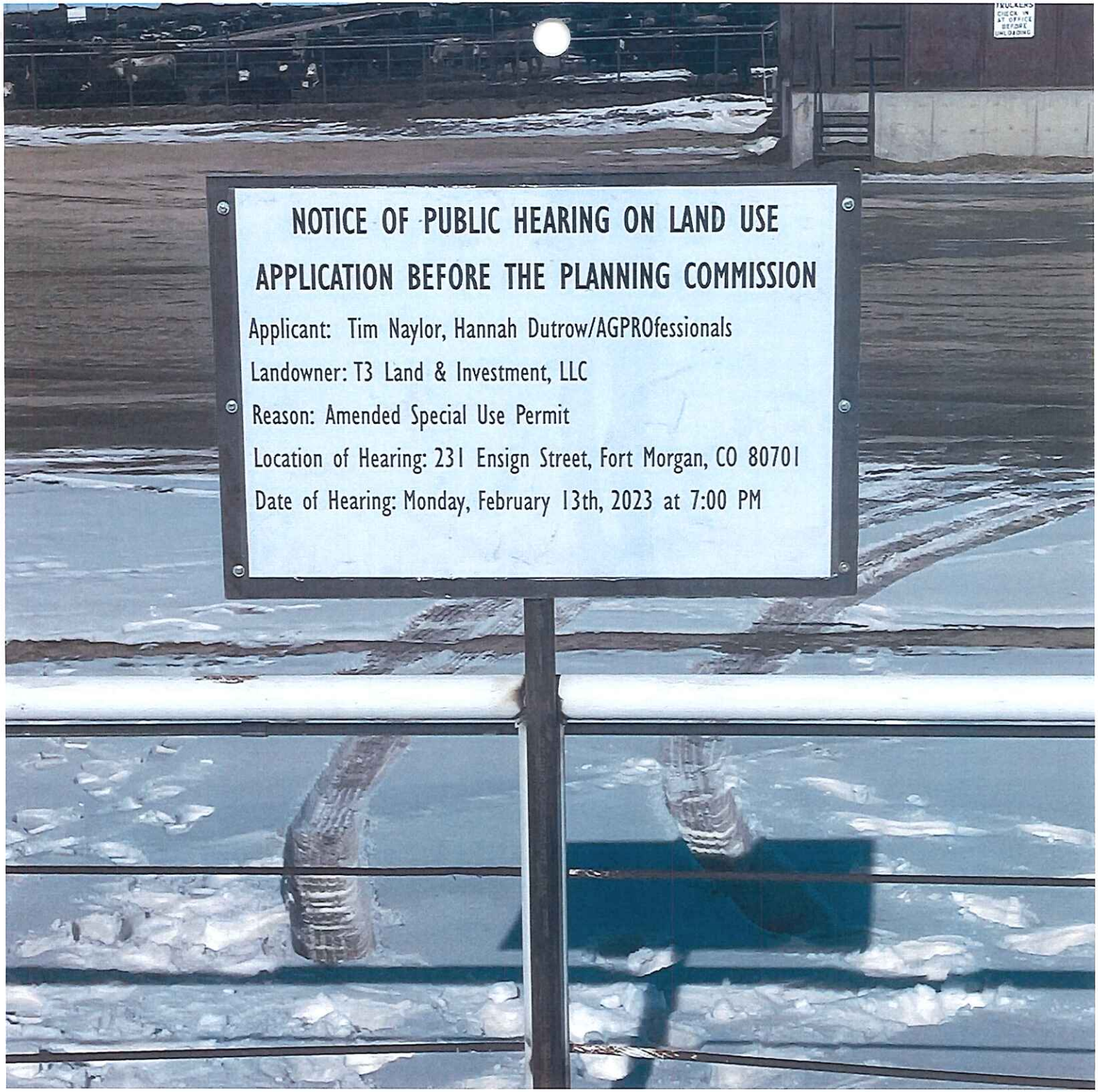
STATE OF COLORADO)
) ss.
COUNTY OF MORGAN)

TAMARA L. GUTIERREZ
Notary Public
State of Colorado
Notary ID # 20084003643
My Commission Expires 02-03-2024

Signed before me this date: 2/2/23

My Commission expires: 2/3/24

NOTARIZED BY: Tamara L. Gutierrez


NOTICE OF PUBLIC HEARING ON LAND USE
APPLICATION BEFORE THE PLANNING COMMISSION
Applicant: Tim Naylor, Hannah Dutrow/AGPROfessionals
Landowner: T3 Land & Investment, LLC
Reason: Amended Special Use Permit
Location of Hearing: 231 Ensign Street, Fort Morgan, CO 80701
Date of Hearing: Monday, February 13th, 2023 at 7:00 PM


NOTICE OF PU NG ON LAND USE
APPLICATION BEFO PLANNING COMMISSION