AGENDA
MORGAN COUNTY BOARD OF COUNTY COMMISSIONERS
Assembly Room, Administration Building
231 Ensign Street, Fort Morgan, CO 80701
Tuesday December 16th, 2025

To participate in the Citizen's Comment Period you must connect via Zoom Conferencing Access Information: https://us02web.zoom.us/j/85484638154 If you cannot connect via Zoom, you may submit written public comment to morgancountybcc@co.morgan.co.us by email by 4 p.m. on Monday December 15th, 2025.

To participate in Public Hearings you may connect via Zoom Conferencing Access Information: https://us02web.zoom.us/j/85484638154 listen via phone, please dial: 1-312-626-6799, Meeting ID: 854 8463 8154

To watch and/or listen to the meeting but not participate, you may do so by connecting via Zoom Conferencing Access Information: https://us02web.zoom.us/j/85484638154 or to listen via phone, please dial: 1-312-626-6799, Meeting ID: 854 8463 8154

9:00 A.M.

A. WELCOME – CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL:
Commissioner Becker
Commissioner Malone
Commissioner Bernhardt

The Board of Morgan County Commissioners will convene as the Morgan County Board of Social/Human Services in the matter of:

1. CALL TO ORDER
2. Consideration of Approval – **DHS MINUTES** November 18th, 2025
3. Consideration of Approval – **DHS WARRANTS** for October 2025 (Susan Nitzel, Accounting Manager)
4. Consideration of Approval – **DHS CERTIFICATION OF PROVIDER AND VENDOR BENEFIT AUTHORIZATIONS** for October 2025 (Susan Nitzel, Accounting Manager)

(*Recess as necessary)

B. CITIZEN'S COMMENT PERIOD
Citizens are invited to speak to the Commissioners on agenda or non-agenda items. There is a 3-minute time limit per person, unless otherwise noted by the Chairman. Please note that no formal action will be taken on these items during this time due to the open meeting law provision; however, they may be placed on future posted agenda if action is required.

*Morgan County is committed to making its public meetings accessible to persons with disabilities. If you need special accommodations, please call (970)542-3500, extension 1410, at least 2 business days in advance of a meeting to make arrangements.

PREPARED BY: Shannon Petterson, Executive Administrative Assistant for BCC
AGENDA POSTED by December 12th, 2025 @ 4:00 P.M.

C. CONSENT AGENDA

All matters under the consent agenda are considered to be routine by the Board of County Commissioners and will be enacted with a single vote. There will be no separate discussion of these items. If discussion is deemed necessary, any Board member may ask that the item be removed from the Consent Agenda and considered separately.

1. Ratify the Board of County Commissioners approval of **BCC meeting minutes** dated November 18th, 2025.
2. Ratify the Board of County Commissioners approval of **BCC meeting minutes** dated November 23rd, 2025.
3. Ratify the Board of County Commissioners approval of **BCC meeting minutes** dated December 9th, 2025.
4. Ratify Chairman Jon Becker's signature on **Morgan County Public Trustee Report**, time period October 2025 Through November 2025.
5. Ratify the Board of County Commissioners approval of **Contract 1990 CNT 116 AMD 8.**, **Computer Information Systems, Inc.,** Term of Contract December 16th, 2025 through December 15th, 2026.
6. Ratify the Board of County Commissioners approval of **Contract 2024 CNT 063 R2, Midstream, Inc.,** Term of Contract January 1st, 2025 through December 31st, 2026.
7. Ratify the Board of County Commissioners approval of **Contract 2025 CNT 007, AMD 1, The Jamar Company DBA/CMS Mechanical Services, Inc.,** Term of Contract January 1st, 2025 through February 28th, 2026.
8. Ratify the Board of County Commissioners approval of **Contract 2025 CNT 012 R1.**, **Top Door, LLC.,** Term of Contract December 16th, 2025 through December 15th, 2026.
9. Ratify the Board of County Commissioners approval of **Contract 2025 CNT 087, Blue Sky Electric Services, Inc.,** Term of Contract December 4th, 2025 through December 3rd, 2025.
10. Ratify the Board of County Commissioners approval of **Contract 2025 CNT 082**, **No Paws Like Home,** Term of Contract May 1st, 2025 through June 30th, 2026.
11. Ratify the Board of County Commissioners approval of **Contract 2025 CNT 083**, **Savio House,** Term of Contract November 1st, 2025 through May 31st, 2026.
12. Ratify the Board of County Commissioners approval of **Contract 2025 CNT 084**, **Geo Land Solutions/DBA ValueBase,** Term of Contract January 1st, 2026 through December 31st, 2026.
13. Ratify the Board of County Commissioners approval of **Contract 2025 CNT 085**, **CenturyLink Communications, LLC DBA/Lumen Technologies Group,** Term of Contract: 3 years.
14. Ratify the Board of County Commissioners approval of **Contract 2025 CNT 086, Singlepoint DBA/Great Copier Service,** Term of Contract November 10th, 2025 through November 9th, 2026.
15. Ratify the Board of County Commissioners approval of **Contract 2025 CNT 052 AMD 1**, **S.H.A.R.E., Inc.,** Term of Contract July 1st, 2025 through June 30th, 2026.
16. Ratify the Board of County Commissioners approval of **Contract 2025 CNT 053 AMD 1, S.A.R.A**, Term of Contract July 1st, 2025 through June 30th, 2026.
17. Ratify the Board of County Commissioners approval of **Contract 2025 CNT 054 AMD 1**, **Rising Up,** Term of Contract July 1st, 2025 through June 30th, 2026.
18. Ratify the Board of County Commissioners approval of **Contract 2025 CNT 055 AMD 1**, **Morgan County Family Center, Inc.,** Term of Contract July 1st, 2025 through June 30th, 2026.
19. Ratify the Board of County Commissioners approval of **Contract 2025 CNT 056 AMD 1**, **Morgan County Partnership for Children and Families,** Term of Contract July 1st, 2025 through June 30th, 2026.

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AGENDA POSTED by December 12th, 2025 @ 4:00 P.M.

20. Ratify the Board of County Commissioners approval of **Contract 2025 CNT 057 AMD 1**, **Regional Home Visitation Program/DBA Baby Bear Hugs,** Term of Contract July 1st, 2025 through June 30th, 2026.
21. Ratify the Board of County Commissioners approval of **Contract 2025 CNT 058 AMD 1**, **A Caring Pregnancy Resource Center,** Term of Contract July 1st, 2025 through June 30th, 2026.
22. Ratify the Board of County Commissioners approval on assignment of **Debt Collections to EMS|MC** dated November 11th, 2025. Client #251066, #251675, #250986, #250908, #251889, #251808, #252020, #253247, #251718, 251979, #251117, #251763, #251373, #251424, #252237 #251727, #251802, #121009, #251944, #251780, #252018, #251062, #251984, #251650, #243198, #251897, #241832, #251093, #242120, #251068, #251919, #252008, #251742, #251604, #250992, #243244, #251855, #251999, #251603, #251702, #251801, #251942, #250853, #251080, #251933, #250933, #250102, #251594, #251989, #252022, #250015B, #251964, #251734, #243294, #251558, #250982, #251338, #251629, #251845, #251721, #252294, #250890, #251412, #251967, #251891, #251863, #251674, #252564, #251846, #251896, #251782, #251736, #251798, #251792, #251815, #251973, #251757, 251380, #251364, #251854
23. Ratify the Board of County Commissioners approval on assignment of **Debt Collections to EMS|MC** dated December 8th, 2025. Client #252244, #252261, #251679, #252216, #243668, #251988, #251505, #251853, #252136, #251977, #251848, #251943, #252102, #252101A, #251878, #252202, #250998, #250995, #251747, #243408, #252193, #243583, #252259A, #2517720, #251700, #250473, 252088, #252382, #252211B, #252142, #250755, #252266, #250782, #251024, #2519717, #251584, #252275, #252251, #252239, #251249, #242128, #252130, #252127, #252215, #251825, #252253, #251490, #251644, #251311, #251881, #243667, #250002, #2518118, #250969, #252217B, #252220, #242912, #251178, #252111, #252066, #251189, #251676, #252155, #252258, #250916, #250554, #251252, #252308A.
24. Ratify Chairman Jon Becker's signature on **Stormwater Inspection**, dated November 6th, 2025.
25. Ratify the Board of County Commissioners approval of **Request for Waiver of Rental Fees for Your Life Group-AA**, signed November 7th, 2025
26. Ratify the Board of County Commissioners approval of **Request for Waiver of Rental Fees for Morgan County Pheasants Forever,** signed November 21st, 2025.

D. UNFINISHED BUSINESS

1. Continuation of Hearing- **2026 Morgan County Budget Review**

E. GENERAL BUSINESS AND ADMINISTRATIVE ITEMS

1. Consideration of Approval- **Consent and Limited Waiver for HPWC concerning Washington County.**
2. Consideration of Approval – **First Amendment to Lease and Easement Agreement for Solar Energy System between Fort Morgan Solar, LLC and Morgan County.**
3. Consideration of Approval and Adoption on second reading of Ordinance No. 2, Series 2025- **An Ordinance Allowing the Operation of Off-Highway Vehicles on All County Roads Located in Unincorporated Areas of Morgan County and Providing Penalties for Violations of the Ordinance.**
4. Consideration of Approval – **Resolution 2025 BCC 48**, A resolution conditionally approving a four-lot minor subdivision, known at Polar Block Minor Subdivision. (Nicole Hay, Planning and Zoning)
5. Consideration of Approval- **Resolution 2025 BCC 50, Morgan County Emergency Operations Plan** (Roger Doll, Emergency Management Director)

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6. Consideration of Approval – **Resolution 2025 BCC 51**, 2026 Budget Adoption, (Jessica Trusty, Finance Director)

F. COUNTY OFFICIAL AND DEPARTMENT HEAD REPORTS

1. **Swearing in of Patrol Sergeant** Kevin Bruntz. – David Martin, Morgan County Sheriff.
2. **Swearing in of Patrol Deputy** Ryan Wagoner. – David Martin, Morgan County Sheriff.
3. **Commissioners Calendar** for the week of December 12th, 2025 through December 23rd, 2025.

G. PLANNING AND ZONING

1. PUBLIC HEARINGS

A. **Amended Special Use**

Continued Public Hearing from November 18, 2025
Applicant and Landowner: KS Land, LLC
Legal Description: Part of Section 15, Township 5 North, Range 57 West of the 6th P.M., Morgan County, Colorado.
Request: Amended Use by Special Review to expand the Four X Ranch Gravel Pit.

B**. Rezoning**

Applicants and Landowners: Randall and Rhonda Jess
Legal Description: Located in part of Sections 25 and 26, Township 4 North, Range 58, Township 4 North, Range 58 West of the 6th P.M., Morgan County, Colorado.
Request: Rezone (4) parcels from Estate Residential and Agricultural Production, Moderate Density Residential (MDR), Estate Residential (ER) and Rural Residential (RR) all to Agricultural Production (A).

C. **1041 Permit Application**

Applicant: Tri-State Generation and Transmission Association, Inc.
Request: 1041 Permit for a Major Facility of a Public Utility to construct and operate a transmission line and proposed new switching station in a portion of Big Sandy-Badger Creek project located in Morgan County.

D. **Zoning Amendments related to Electric Vehicle Charging Systems.**

Amendments to comply with HB 24-1173, Electric Vehicle Charging System Permits
Consideration of approval – **2025 BCC 49**

H. ADJOURNMENT

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PREPARED BY: Shannon Petterson, Executive Administrative Assistant for BCC
AGENDA POSTED by December 12th, 2025 @ 4:00 P.M.

HUMAN SERVICES WARRANTS

State of Colorado)
) ss.
County of Morgan)

I, Jacque Frenier, Director of Human Services of Morgan County, Colorado, hereby confirm that the payments listed below were made to the respective payees totaling the sum as indicated for the month of October 2025.

Date

Director, Jacque Frenier

HMS warrants	$ 318,337.14
HMS payroll	$ 233,046.65
Total warrants	$ 551,383.79

APPROVAL BY COUNTY BOARD OF HUMAN SERVICES

State of Colorado)
) ss.
County of Morgan)

I, Jon J. Becker, Chairman of the Board of Human Services of Morgan County, Colorado, hereby confirm that the payments set forth herein have this date been approved, and warrants in payment thereof ordered issued upon the Social Services Fund, accounts as of October 31, 2025 totaling the sum of $551,384.09.

Date

Chairman, Jon J. Becker

Morgan County Department of Human Services
Warrants List Summary
October 31, 2025

Expenditures:	10/1/2025	10/8/2025	10/16/2025	10/22/2025	10/31/2025	Month Total	Sept Month Total
Program Costs		16,335.72	4,760.78	2,383.42		23,479.92	18,903.76
Program Contracts			2,397.13	55,507.72		57,904.85	1,595.00
Program Grants		300.00				300.00	628.85
County Interfund			8,534.68	19,841.15		28,375.83	31,903.53
Employee Payroll					91,469.99	91,469.99	90,702.93
Employee Benefits					116,806.55	116,806.55	117,792.67
						-	-
						-	-
	-	16,635.72	15,692.59	77,732.29	208,276.54	318,337.14	261,526.74
	no check run						

233,046.65	HMS direct deposits
91,469.99	warrant payroll
324,516.64	gross salary

324,516.64	Total wages for October

Check No	Check Date	VendorNo	Vendor	Check Amount	Status
Bank Account: 10 SOCIAL SERVICES FUND					
1023150	08-Oct-25	9421	AMERICAN BIOIDENTITY IN	$56.00	R
1023151	08-Oct-25	10137	ARACELI RODRIGUEZ	$140.05	R
1023152	08-Oct-25	10191	CALIFORNIA DEPARTMENT	$26.00	O
1023153	08-Oct-25	8458	CENTER FOR HEALING TRA	$275.00	R
1023154	08-Oct-25	9945	COMMAND SERVICE SYSTE	$4,816.41	R
1023155	08-Oct-25	10104	ELAINE HORTON	$300.00	R
1023156	08-Oct-25	7294	FRONT RANGE LEGAL PRO	$340.00	R
1023157	08-Oct-25	1043	JEFFREY S. SCHAUERMAN	$88.00	R
1023158	08-Oct-25	10190	JULIE CASTANEDA	$168.00	R
1023159	08-Oct-25	9963	KEVIN J HANSON DBA	$47.40	R
1023160	08-Oct-25	1101	MORGAN COUNTY SHERIFF	$81.00	R
1023161	08-Oct-25	9406	MORGAN COUNTY TREASU	$8,807.79	R
1023162	08-Oct-25	10138	NADINE LESSO	$48.22	R
1023163	08-Oct-25	5780	NEBRASKA CHILD SUPPOR	$684.00	R
1023164	08-Oct-25	10084	PEDRO BALTAZAR	$240.00	R
1023165	08-Oct-25	9818	SENERGY PETROLEUM LLC	$80.00	R
1023166	08-Oct-25	2769	SUSANNE BROWN	$237.85	R
1023167	08-Oct-25	8001	YNOSENCIA BARRAZA	$200.00	R
1023168	16-Oct-25	7132	A CARING PREGNANCY	$2,397.13	R
1023169	16-Oct-25	9246	ALLO COMMUNICATIONS LL	$247.00	R
1023170	16-Oct-25	7328	ANITA CORNWELL	$1,370.00	R
1023171	16-Oct-25	1393	COLORADO CORRECTIONA	$171.20	R
1023172	16-Oct-25	503	GREAT COPIER SERVICE IN	$54.39	R
1023173	16-Oct-25	10190	JULIE CASTANEDA	$201.58	R
1023174	16-Oct-25	8431	LEXISNEXIS RISK DATA MG	$200.00	R
1023175	16-Oct-25	83	MORGAN COUNTY CENTRA	$876.70	R
1023176	16-Oct-25	86	MORGAN COUNTY GENERA	$7,657.98	R
1023177	16-Oct-25	5780	NEBRASKA CHILD SUPPOR	$171.00	R
1023178	16-Oct-25	1463	ODP BUSINESS SOLUTIONS	$1,751.94	R
1023179	16-Oct-25	229	TK ELEVATOR CORPORATI	$593.67	R
1023180	22-Oct-25	1970	ALISON SNIDER	$61.19	R
1023181	22-Oct-25	9421	AMERICAN BIOIDENTITY IN	$345.00	R
1023182	22-Oct-25	6580	BABY BEAR HUGS	$1,305.00	R
1023183	22-Oct-25	8914	CORPORATE TRANSLATION	$852.98	O
1023184	22-Oct-25	1085	MORGAN CO FAMILY CENT	$27,971.85	R
1023185	22-Oct-25	83	MORGAN COUNTY CENTRA	$19,811.15	R
1023186	22-Oct-25	1156	MORGAN COUNTY SOLID W	$30.00	R
1023187	22-Oct-25	5780	NEBRASKA CHILD SUPPOR	$342.00	O

Check No	Check Date	VendorNo	Vendor	Check Amount	Status
1023188	22-Oct-25	9994	RAISE THE FUTURE	$522.25	R
1023189	22-Oct-25	8732	RISING UP	$12,500.00	R
1023190	22-Oct-25	6387	S.A.R.A. INC.	$6,051.97	R
1023191	22-Oct-25	1164	S.H.A.R.E., INC.	$7,678.90	O
1023192	22-Oct-25	9818	SENERGY PETROLEUM LLC	$60.00	O
1023193	22-Oct-25	8001	YNOSENCIA BARRAZA	$200.00	O
1023194	31-Oct-25	8449	AMERICAN FIDELITY ASSUR	$6,316.93	O
1023195	31-Oct-25	8450	AMERICAN FIDELITY ASSUR	$701.67	O
1023196	31-Oct-25	2391	C H P	$74,637.91	O
1023197	31-Oct-25	1104	MORGAN CO TREASURER	$73,341.51	R
1023198	31-Oct-25	2006	MORGAN COUNTY TREAS	$11,946.10	R
1023199	31-Oct-25	6164	MORGAN COUNTY TREASU	$40,940.24	R
1023200	31-Oct-25	378	PREPAID LEGAL SERVICES	$124.60	O
1023201	31-Oct-25	483	STERLING COMMUNITY	$70.00	O
1023202	31-Oct-25	9375	TEXAS LIFE INSURANCE CO	$197.58	O
			Bank Total:	**$318,337.14**	

CERTIFICATION OF PROVIDER, VENDOR AND BENEFIT AUTHORIZATIONS

State of Colorado)
) ss.
County of Morgan)

I, Jacque Frenier, Director of Human Services of Morgan County, Colorado, hereby certify that the payments as set forth on accounts listed below, on pages attached, are made to the respective payees in the amounts set opposite their names, and totaling the sum as indicated for the month of October, 2025. These are actual payments paid in the month of October, 2025. These payments may include benefits from prior months.

_____ _____
Date Director- Jacque Frenier

Temporary Assistance for Needy Families (TANF)	$47,938.15
Child Care	$85,600.04
Foster Care	$30,791.46
Sub Adopt/RGRDS	$30,429.60
Child Welfare/Case Services	$0.00
Core Services	$16,638.66
LEAP	$0.00
Aid to Needy Disabled (AND)	$10,509.66
Old Age Pension (OAP)	$20,979.77
Food Assistance Benefits (Food Stamps)	$596,231.00
PEBT-Food Assistance Benefits (School)	$0.00
Employment 1st	$1,750.00
Total	**$840,868.34**

APPROVAL BY COUNTY BOARD OF HUMAN SERVICES

State of Colorado)
) ss.
County of Morgan)

I, Jon Becker, Chairman of the Board of Human Services of Morgan County, Colorado, hereby certify that the authorizations set forth herein have this date been approved, and reimbursement to the state for the county share in the amount listed above is approved.

_____ _____
Date Chair

EBT-Provider, Vendor, Benefit Authorizations

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	June-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	YTD total
TANF	$54,036.87	$54,849.00	$51,902.21	$51,078.42	$54,378.00	$57,200.26	$58,941.40	$52,292.00	$53,239.86	$52,405.00	$50,821.95	$54,627.86	$645,772.83
Child Care	$42,917.45	$52,277.38	$73,224.69	$56,882.54	$55,711.56	$78,242.90	$72,343.02	$93,485.15	$81,286.04	$81,469.46	$97,145.36	$78,463.32	$863,448.87
Foster Care	$55,042.17	$49,542.33	$41,350.44	$46,682.49	$46,416.75	$43,199.02	$40,142.10	$43,280.97	$43,355.03	$38,455.42	$39,155.99	$40,140.32	$526,763.03
Sub Adopt/ RGRDS	$38,851.77	$39,166.84	$35,684.59	$38,460.46	$36,919.80	$38,104.46	$35,654.80	$36,724.46	$38,819.46	$35,239.80	$36,414.46	$34,816.68	$444,857.58
CW/Case Services								$418.60	$1,482.60	$1,104.40	$560.01	$252.80	$3,818.41
Core Services	$13,000.16	$12,418.66	$13,340.16	$15,357.91	$14,400.41	$15,061.66	$11,585.41	$20,301.66	$15,186.66	$13,502.21	$17,206.86	$7,621.07	$168,982.83
LEAP	$24,986.84	$85,162.45	$22,104.02	$14,104.50	$10,295.08	$71,902.98	$0.00	$0.00	$0.00	$0.00	$50,825.16	$31,131.97	$310,513.00
AND	$6,572.00	$6,740.14	$9,630.85	$8,353.20	$10,174.00	$10,688.00	$8,957.59	$8,314.00	$10,078.00	$9,082.33	$7,679.00	$7,621.07	$103,890.18
OAP	$20,742.30	$23,827.52	$21,564.54	$20,993.26	$21,927.30	$85,771.65	$19,532.38	$17,751.15	$20,581.95	$44,048.45	$22,359.63	$23,142.34	$342,242.47
Food Stamps	$1,049,085.00	$1,007,575.00	$656,634.60	$621,165.00	$631,321.00	$636,839.00	$617,474.00	$610,409.00	$603,353.00	$647,804.88	$630,117.00	$631,913.00	$8,343,690.48
PEBT Food Stamps	$30,132.00	$0.00	$0.00	$0.00	$0.00	$0.00	$357,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$387,132.00
Empl 1st	$2,150.49	$1,225.00	$1,650.00	$1,500.00	$1,350.00	$2,150.03	$1,688.43	$3,677.00	$3,236.00	$3,335.50	$1,795.00	$2,185.00	$25,942.45
Total	**$1,337,517.05**	**$1,332,784.32**	**$927,086.10**	**$874,577.78**	**$882,893.90**	**$1,039,159.96**	**$1,223,319.13**	**$886,653.99**	**$870,618.60**	**$926,447.45**	**$954,080.42**	**$911,915.43**	**$12,167,054.13**
											monthly average		$1,013,921.18

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	June-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	YTD total
TANF	$52,987.49	$48,500.00	$48,249.59	$62,830.60	$50,279.27	$52,576.11	$57,648.25	$67,114.00	$64,459.82	$64,567.35	$62,455.00	$60,128.50	$691,795.98
Child Care	$73,659.89	$102,276.96	$81,055.95	$75,470.68	$96,943.72	$75,050.57	$77,585.34	$89,037.81	$65,351.19	$79,647.07	$59,276.56	$61,119.90	$936,475.64
Foster Care	$39,877.38	$52,791.18	$54,523.88	$59,739.21	$55,553.18	$64,607.52	$65,281.16	$64,893.01	$47,024.87	$37,710.89	$35,887.45	$35,101.46	$612,991.19
Sub Adopt/ RGRDS	$36,950.98	$37,030.65	$33,653.34	$35,974.26	$38,550.08	$39,078.57	$37,903.20	$38,545.64	$38,361.64	$37,123.20	$37,027.64	$36,873.20	$447,072.40
CW/Case Services	$326.40	$410.00	$451.50	$125.00	$386.00	$125.00	$0.00	$1,421.79	$0.00	$0.00	$0.00	$0.00	$3,245.69
Core Services	$22,598.88	$18,136.66	$16,948.66	$12,554.16	$14,282.16	$15,242.66	$14,966.66	$16,216.66	$19,920.66	$27,284.16	$16,104.16	$13,191.66	$207,447.14
LEAP	$20,318.48	$124,580.93	$21,633.46	$10,655.13	$10,236.98	$1,280.86	$0.00	$0.00	$0.00	$0.00	$55,147.39	$27,216.94	$271,070.17
AND	$6,873.83	$5,969.83	$6,317.16	$6,327.14	$6,528.05	$6,839.50	$5,140.50	$5,055.57	$5,372.79	$5,851.99	$5,559.97	$9,097.27	$74,933.60
OAP	$18,425.91	$20,042.63	$21,321.55	$21,139.23	$18,921.06	$84,875.37	$15,989.48	$20,305.02	$19,860.96	$26,675.95	$16,855.00	$28,708.76	$313,120.92
Food Stamps	$612,454.00	$598,509.00	$595,837.58	$602,873.00	$603,119.00	$602,228.00	$613,827.00	$619,162.00	$608,251.00	$617,793.12	$605,310.00	$622,676.20	$7,302,039.90
PEBT Food Stamps	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$585,840.00	$0.00	$0.00	$0.00	$0.00	$0.00	$585,840.00
Empl 1st	$1,000.00	$1,844.00	$1,615.00	$1,200.00	$1,670.00	$1,350.00	$1,850.00	$2,865.00	$2,090.00	$1,710.00	$2,130.00	$1,650.00	$20,974.00
Total	**$885,473.24**	**$1,010,091.84**	**$881,607.67**	**$888,888.41**	**$896,469.50**	**$943,254.16**	**$1,476,031.59**	**$924,616.50**	**$870,692.93**	**$898,363.73**	**$895,753.17**	**$895,763.89**	**$11,467,006.63**
											monthly average		$955,583.89

	Jan-25	Feb-25	Mar-25	Apr-25	May-25	June-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	12/1/202	YTD total
TANF	$62,022.35	$65,859.97	$59,597.02	$50,103.29	$49,441.00	$54,395.00	$57,031.00	$47,677.00	$45,816.00	$47,938.15			$539,880.78
Child Care	$66,364.08	$67,936.77	$61,803.34	$63,856.34	$73,959.84	$66,549.57	$70,700.55	$85,715.73	$73,059.11	$85,600.04			$715,545.37
Foster Care	$37,230.69	$41,551.81	$39,895.02	$44,841.47	$43,671.16	$45,577.99	$47,663.34	$35,799.11	$38,252.75	$30,791.46			$405,274.80
Sub Adopt/ RGRDS	$36,922.64	$36,562.64	$34,624.32	$36,562.64	$35,383.20	$36,439.24	$29,979.60	$31,627.68	$31,768.92	$30,429.60			$340,300.48
CW/Case Services	$139.00	$0.00	$0.00	$0.00	$0.00	$0.00	$712.00	$217.50	$600.00	$0.00			$1,668.50
Core Services	$13,799.16	$16,534.16	$12,751.66	$14,281.66	$13,806.66	$7,101.32	$9,933.67	$6,458.33	$17,546.66	$16,638.66			$128,851.94
LEAP	$17,916.49	$111,447.05	$19,635.70	$8,869.03	$8,324.53	$117,180.00	$0.00	$0.00	$0.00	$0.00			$283,372.80
AND	$7,766.38	$7,558.11	$6,879.23	$6,981.82	$7,538.29	$9,106.62	$8,188.30	$9,259.81	$10,507.15	$10,509.66			$84,295.37
OAP	$22,681.97	$24,101.98	$22,494.89	$26,576.20	$28,816.05	$58,024.79	$23,676.83	$26,547.44	$22,300.34	$20,979.77			$276,200.26
Food Stamps	$628,086.00	$630,638.00	$648,539.00	$626,256.00	$617,138.00	$621,228.00	$606,199.00	$608,556.00	$605,476.00	$596,231.00			$6,188,347.00
PEBT Food Stamps	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00			$0.00
Empl 1st	$2,275.00	$2,050.00	$1,755.00	$1,500.00	$2,288.40	$1,450.00	$1,900.00	$1,725.00	$1,690.00	$1,750.00			$18,383.40
Total	**$895,203.76**	**$1,004,240.49**	**$907,975.18**	**$879,828.45**	**$880,367.13**	**$1,017,052.53**	**$855,984.29**	**$853,583.60**	**$847,016.93**	**$840,868.34**	**$0.00**	**$0.00**	**$8,982,120.70**
											monthly average		$898,212.07

Program	Cases	October 25	September 25	Difference
TANF		$47,938.15	$45,816.00	$2,122.15
Child Care		$85,600.04	$73,059.11	$12,540.93
Foster Care	26 / 25	$30,791.46	$38,252.75	($7,461.29)
Sub Adopt/ RGRDS	60 / 60	$30,429.60	$31,768.92	($1,339.32)
Child Welfare/Case Serv		$0.00	$600.00	($600.00)
Core Services	63 / 59	$16,638.66	$17,546.66	($908.00)
LEAP		$0.00	$0.00	$0.00
AND		$10,509.66	$10,507.15	$2.51
OAP	/ 84	$20,979.77	$22,300.34	($1,320.57)
Food Stamps	/ 1820	$596,231.00	$605,476.00	($9,245.00)
PEBT Food Stamps		$0.00	$0.00	$0.00
Empl 1st		$1,750.00	$1,690.00	$60.00
Total		**$840,868.34**	**$847,016.93**	**($6,148.59)**

Year to Year By month

Program	Cases	October 25	October 24	Difference
TANF		$47,938.15	$64,567.35	($16,629.20)
Child Care		$85,600.04	$79,647.07	$5,952.97
Foster Care	26 / 13	$30,791.46	$37,710.89	($6,919.43)
Sub Adopt/ RGRDS	60 / 69	$30,429.60	$37,123.20	($6,693.60)
Child Welfare/Case Serv		$0.00	$0.00	$0.00
Core Services	63 / 77	$16,638.66	$27,284.16	($10,645.50)
LEAP		$0.00	$0.00	$0.00
AND		$10,509.66	$5,851.99	$4,657.67
OAP	/ 79	$20,979.77	$26,675.95	($5,696.18)
Food Stamps	/ 1882	$596,231.00	$617,793.12	($21,562.12)
PEBT Food Stamps		$0.00	$0.00	$0.00
Empl 1st		$1,750.00	$1,710.00	$40.00
Total		**$840,868.34**	**$898,363.73**	**($57,495.39)**

HP WC Hoffmann Parker Wilson & Carberry | P.C.

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November 22, 2025

Morgan County Board of County Commissioners
218 Kiowa Avenue
Fort Morgan, Colorado 80701

Re: Waiver of Potential Conflict with Washington County

Dear Commissioners:

This letter addresses my firm's representation of both Morgan County and Washington County. With this letter, we seek Morgan County's informed consent to a limited waiver of a potential conflict.

Currently, we represent both Morgan and Washington Counties as general counsel. It is my understanding that the Morgan County Ambulance Department would like to create an agreement/policy with various agencies, including the Washington County Ambulance Department, to address response areas and mutual aid. Because any agreement could involve two of our clients, both Counties must determine whether they find our firm's representation of their interests acceptable given our concurrent representation of both entities.

Please let me know if you have any questions. It is important that Morgan County's consideration of this request be both informed and with the advice of independent counsel. Should Morgan County elect to waive this conflict and consent to the arrangement with a limited waiver of this specific conflict of interest as described herein, I will need to have the Chair countersign this letter below.

Sincerely,

Kathryn M. Sellars

The Morgan County Board of County Commissioners hereby consents to Hoffmann, Parker, Wilson and Carberry, P.C.'s drafting agreements and policies between Morgan and Washington Counties, including other parties who are not clients of this firm, as described herein and hereby waives any conflict the firm may have because of its concurrent representation of Morgan and Washington Counties.

_____ Date: _____, 2025.

Jon J. Becker, Chair

(*Space Above Reserved for Recorder of Deeds*)

REQUESTED BY AND
WHEN RECORDED RETURN TO:

Sandhills Energy LLC
Attn: Brian Boemer
1403 Harney Street, #200
Omaha, NE 68102

FIRST AMENDMENT TO LEASE AND EASEMENT AGREEMENT FOR SOLAR ENERGY SYSTEM AND MEMORANDUM OF LEASE AND EASEMENT AGREEMENT FOR SOLAR ENERGY SYSTEM

THIS AMENDMENT TO LEASE AND EASEMENT AGREEMENT FOR SOLAR ENERGY SYSTEM AND MEMORANDUM OF LEASE AND EASEMENT AGREEMENT FOR SOLAR ENERGY SYSTEM (this "Amendment") is made as of this ____ day of _____, 2025 (the "**Effective Date**"), by and between Morgan County, Colorado ("**Lessor**"), and Fort Morgan Solar, LLC, a Nebraska limited liability company ("**Lessee**"). Lessee and Lessor are sometimes referred to herein individually as a "**Party**" and collectively as the "**Parties**".

RECITALS:

A. Lessor and Lessee entered into that certain Lease and Easement Agreement for Solar Energy System dated on or about June 4, 2024 (the "**Agreement**").

B. That certain Memorandum of Lease and Easement Agreement for Solar Energy System was recorded on June 6, 2024, as Reception No. 951609, in the real estate records of Morgan County, Colorado (the "**Memorandum**").

C. The Agreement and Memorandum encumbers those certain premises as defined and legally described in the Agreement (the "**Real Property**").

D. Per Section 2.5, the Commercial Operations Date shall occur no sooner than January 1, 2025 and no later than December 31, 2025.

E. The Parties wish to amend the Commercial Operations Date described in the said Lease and Easement Agreement

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Lessor and Lessee hereby agree to amend the Agreement and Memorandum as follows:

1. **Recitals; Definitions.** Lessor and Lessee hereby agree that the Recitals set forth above are true and correct and are incorporated herein by this reference. Capitalized terms not otherwise defined in this Amendment shall have the meanings assigned to them in the Agreement.

2. **Commercial Operations Date**. The Parties hereby repeal Section 2.5 of the Agreement in its entirety and replace with the following:

> Commercial Operations Date. Lessee intends to install Solar Power Facilities on the Leased Premises consisting of such facilities, equipment and related improvements permitted under this Lease. The precise location on the Leased Premises and timing of such installation shall be determined by Lessee. The date of commencement of Operations as measured by the date the Project is interconnected to the electric utility grid at its fully rated capacity and transmits energy to the grid for commercial sale (not including test energy) shall be referred to herein as the "Commercial Operations Date." The Commercial Operations Date shall mean the date of commencement of Operations as measured by the date the Solar Energy Facilities are interconnected to the electric utility grid at its fully rated capacity and transmits energy to the grid for commercial sale (not including test energy). Lessee represents and warrants that, unless otherwise agreed to in writing between Lessor and Lessee, the Commercial Operations Date shall occur no sooner than June 1, 2026, and no later than November 1, 2026.

3. **Memorandum of Amendment.** Owner and Grantee shall execute, in recordable form, and Grantee shall record in the real estate records of Morgan County, Colorado, a memorandum of this Amendment in the substantially same form as **EXHIBIT A**, attached hereto and incorporated herein.

4. **Remaining Provisions**. Except as specifically set forth in this Amendment, all terms and conditions in the Option Agreement and Lease Agreement shall remain in full force and effect as written.

5. **Ratification.** Except as expressly modified herein, all terms and conditions of the Agreement remain in full force and effect.

6. **Binding Effect.** This Amendment shall inure to the benefit of and be binding upon the Parties and their respective successors and assigns and the rights granted hereunder shall run with the land and burden the property.

7. **Governing Law.** The laws of the State of Colorado shall govern this Amendment.

8. **No Default.** Owner acknowledges that as of the Effective Date of this Amendment there has been no default under the Option Agreement by the Grantee.

9. **Multiple Counterparts.** This Amendment may be executed in any number of counterparts, all which taken together shall constitute one and the same instrument, and any of the parties hereto may execute this Amendment by signing any such counterpart.

10. **Entire Agreement.** This Amendment reflects the Parties' entire understandings, intent, expectations, and representations.

11. **Conflicting Provisions**. To the extent the Lease Agreement conflicts with any provision of this Amendment, this Amendment shall govern.

[REMAINDER OF PAGE BLANK, SIGNATURES FOLLOW]

IN WITNESS WHEREOF, Lessor and Lessee have executed this Amendment as of the Effective Date set forth above:

LESSOR:

MORGAN COUNTY, COLORADO

By: _____
Jon J. Becker, Chair
Morgan County Board of County Commissioners

LESSEE:

FORT MORGAN SOLAR, LLC,
a Nebraska limited liability company

By: _____
Eric G. Johnson, Manager

EXHIBIT A
FORM OF MEMORANDUM OF LEASE

[Follows this page.]

MORGAN COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS

ORDINANCE NO. 2, SERIES 2025

AN ORDINANCE ALLOWING THE OPERATION OF OFF-HIGHWAY VEHICLES ON ALL COUNTY ROADS LOCATED IN UNINCORPORATED AREAS OF MORGAN COUNTY AND PROVIDING PENALTIES FOR VIOLATIONS OF THE ORDINANCE

WHEREAS, C.R.S.§ 33-14.5-108(1)(f) authorizes the Board of County Commissioners (the "Board") to allow the use of off-highway vehicles ("OHVs") on County roads;

WHEREAS, C.R.S. § 33-14.5-110 authorizes the Board to regulate the operation of OHVs on County property and roads within its boundaries;

WHEREAS, C.R.S. § 30-15-401(1)(h) authorizes the County to control and regulate the movement and parking of vehicles on public property, except state highways; and

WHEREAS, the operation of OHVs on County roads can be undertaken in a safe and prudent manner if certain safeguards are followed, will provide a means of transportation that provides recreation opportunities for the community, and may assist in promoting economic development in the County.

NOW THEREFORE be it ordained by the Morgan County Board of County Commissioners as follows:

Section 1. Definitions.

All-terrain vehicle. A four-wheeled vehicle that travels on low-pressure tires with a seat that is straddled by the rider and with handlebars for steering control.

Off-highway vehicle. Any self-propelled vehicle, including an all-terrain vehicle, designed to travel on wheels or tracks in contact with the ground, designed primarily for use off of the public highways, and generally and commonly used to transport persons for recreational purposes and includes surplus military vehicles as defined in C.R.S. § 42-6-102. "Off-highway vehicle" does not include the following: (a) vehicles designed and used primarily for travel on, over, or in the water; (b) snowmobiles; (c) golf carts; (d) vehicles designed and used to carry individuals with disabilities; (e) vehicles designed and used specifically for agricultural, logging, or mining purposes; (f) vehicles registered pursuant to article 3 of title 42, C.R.S.; or (g) a surplus military vehicle, as defined in C.R.S. § 42-6-102(20.5), that is owned or leased by a municipality, county, or fire protection district, as defined in C.R.S. § 32-1-103(7), for the purpose of assisting with firefighting efforts, including mitigating the risk of wildfires.

Section 2. Designation of Routes

A. OHVs may be operated upon all County roads, excluding state highways, located

in unincorporated Morgan County, subject to the restrictions in this Ordinance.

B. A person shall not cross a highway while driving an OHV unless the crossing is made in accordance with the following:

1. The crossing must be made at an angle of approximately ninety degrees to the direction of the highway and at a place where no obstruction prevents a quick and safe crossing.

2. The OHV must be brought to a complete stop before crossing the shoulder or, if none, the roadway before proceeding.

3. The driver must yield the right-of-way to all motor vehicle traffic on the roadway that constitutes an immediate hazard to the crossing.

4. A driver of an OHV must cross a divided highway at an intersection of the highway with another road or highway.

Section 3. Limitations

A. No person shall operate an OHV on a County road pursuant to this Ordinance unless such person has in their possession a valid motor vehicle operator's license and is at least twenty-one (21) years of age.

B. No OHV shall be operated on a County road unless the OHV is registered with the Colorado Division of Parks and Wildlife as required by C.R.S. § 33-14.5-102 and a registration decal is affixed permanently on the upper forward half of the OHV in a location where the decal can be easily seen.

C. OHVs operators must be insured to the minimum level required by the State of Colorado for motor vehicles.

D. Seat belt use is required if seat belts are incorporated into the OHV by the manufacturer. In the event, the OHV is manufactured to incorporate child car seats, child car seats and restraints shall be used in accordance with Colorado law for motor vehicles.

E. Eye protection is required of all OHV operators and passengers.

F. OHVs shall contain no more occupants than for which the OHV was designed and manufactured. If the OHV is an all-terrain vehicle, it shall have no more than two occupants.

G. A person shall not drive or ride as a passenger in an OHV, unless:

1. Each person riding on the OHV who is under eighteen (18) years of age is wearing a protective helmet which is secured properly on the person's head

with a chin strap while the OHV is in motion.

2. A protective helmet required to be worn as required by this subsection shall:

   a. Be designed to reduce injuries to the user resulting from head impacts and to protect the user by remaining on the user's head, deflecting blows, resisting penetration, and spreading the force of impact;

   b. Consist of lining, padding, and chin strap; and

   c. Meet or exceed the standards established in the United States Department of Transportation federal motor vehicle safety standard no. 218, 49 CFR 571.218, for motorcycle helmets.

H. A muffler in constant operation and properly maintained. The muffler must conform to the noise abatement standards set forth in C.R.S. § 25-12-110, as amended.

I. The provisions of subsections A through H shall not apply to OHV while being used for agricultural purposes.

J. OHV operators and passengers are subject to all traffic laws applicable to motor vehicles, including but not limited to any state, federal and county law applicable to motor vehicle operation. In the event of any conflict between said law and this Ordinance, the provisions of this Ordinance shall control to the extent permitted under Colorado or federal law.

Section 4. Enforcement and Penalties

A. This Ordinance shall be enforced by any law enforcement officer or peace officer designated by the Board.

B. It shall be unlawful for any person to knowingly allow, authorize, suffer, or permit an OHV owned or belonging to them or under their possession or authority, to be operated by any person who is under the age of twenty-one (21) years.

C. It shall be unlawful for any person to violate any provision of this Ordinance.

D. Any person who violates any provision of this Ordinance shall be guilty of a Class 2 petty offense and, upon conviction thereof, may be punished by a fine of not more than one thousand dollars ($1,000) for each separate violation. Criminal prosecution may be brought against a violator in accordance with C.R.S. §§ 30-15-402 and 30-15-410. Each violation of this Ordinance shall be deemed separate and distinct from any other violation of this Ordinance or of any other federal, state or local law, rule, order or regulation.

E. The penalty assessment procedure provided in C.R.S. §§ 16-2-201 and 16-2.3-102 shall be followed for any violation of this Ordinance. Any person who violates any provision of this Ordinance shall be given a penalty assessment by the apprehending officer. The penalty assessment shall be a summons and complaint which (i) identifies the alleged offender by name, address and social security number, (ii) specifies the offense with which the person is charged, (iii) states both the applicable maximum one thousand dollars ($1,000) fine (if imposed by the Court) and the optional one hundred and fifty dollar ($150) fine which may be paid to the Sheriff's Office with any applicable surcharges, and (iv) states the requirement that the alleged offender either pay the one hundred and fifty dollar ($150) fine, including applicable surcharges, to the Sheriff's Office in person or by mail within twenty (20) days of the issuance of the penalty assessment or, alternatively, appear before the Morgan County Court to answer the charge at the date and time indicated in the summons and complaint. Any person who chooses to acknowledge his or her guilt may, within twenty (20) days of the date of issuance of the penalty assessment, pay a fine of one hundred and fifty dollars ($150) to the Sheriff's Office either in person or by mail at her address as shown on the penalty assessment. Any applicable surcharges must be paid to the Clerk of Court by each person convicted of violating this Ordinance.

F. Any such payment to the Sheriff's Office shall be accompanied by a copy of the penalty assessment signed by such person acknowledging their guilt. Payment of the foregoing fine shall relieve the person receiving the penalty assessment of any further obligation to appear in the County Court to answer the offense charged in the penalty assessment.

G. In addition to any other fine in which a convicted offender may be required to pay pursuant to this Ordinance, the following applies: pursuant C.R.S. § 18-1.3-603 in the event a violation of the Ordinance causes damage to a County road or other County property, the violator shall pay the County restitution to fix the damage caused by the violation, as determined by the County Court judge.

Section 5. Severability. Should any section, clause, sentence, or part of this ordinance be adjudged by any court of competent jurisdiction to be unconstitutional or invalid, the same shall not affect, impair or invalidate the ordinance as a whole or any part thereof other than the part so declared to be invalid.

Section 6. Safety Clause. The Board of County Commissioners hereby finds, determines and declares that this ordinance is necessary for the immediate preservation of the public welfare, health and safety.

Section 7. Effective Date. Pursuant to C.R.S. § 30-15-405, this ordinance shall become effective thirty days after publication following adoption.

APPROVED this _____ day of _____, _____.

BOARD OF COUNTY COMMISSIONERS
MORGAN COUNTY, COLORADO

_____
Jon J. Becker, Chair

_____
Tim A. Malone, Commissioner

_____
Kelvin S. Bernhardt, Commissioner

I hereby attest that the first reading of this ordinance took place on _____, 2025. This ordinance was published in full in the _____ on _____, 2025. If amendments were made to this ordinance subsequent to introduction and prior to adoption, such amendments shall be re-published in full. If this ordinance was adopted without amendment, it is to be republished by title only.

ATTEST:

_____
Kevin Strauch, County Clerk and Recorder

MORGAN COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS

RESOLUTION 2025 BCC 48

A RESOLUTION CONDITIONALLY APPROVING A FOUR-LOT MINOR SUBDIVISION, KNOWN AS POLAR BLOCK MINOR SUBDIVISION, LOCATED IN THE SE¼ OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 59 WEST OF THE 6TH OF P.M., MORGAN COUNTY, COLORADO

WHEREAS, Polar Block Properties, LLC (the "Owner") owns property located in the SE¼ of Section 13, Township 3 North, Range 59 West of the 6th P.M., Morgan County, Colorado, (the "Property");

WHEREAS, Andrew Witt (the "Applicant") on behalf of the Owner applied for a four-lot minor subdivision pursuant to the County's Subdivision Regulations ("Application");

WHEREAS, on October 6, 2025, the Morgan County Planning Commission held a duly noticed public hearing on the Application;

WHEREAS, during the public hearing, the Planning Commission received testimony and evidence from the Applicants, Morgan County staff, and the public and recommended conditional approval;

WHEREAS, on October 21, 2025 and November 18, 2025, the Board of County Commissioners ("Board") held duly noticed public hearings on the Application;

WHEREAS, during the public hearings, the Board received testimony and evidence from the Applicants, Morgan County staff, and the public; and

WHEREAS, the Board desires to conditionally approve the Application.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MORGAN COUNTY, COLORADO:

1. **FINDINGS OF FACT**

   The Board, having reviewed the application, all information provided and testimony heard, finds that:

   a. The application documents are complete and represent how the subdivision will be laid out including infrastructure, easements and access subject to the conditions contained in this Resolution.

b. The subdivision is in conformance with the Morgan County Comprehensive Plan and there is access to established public infrastructure subject to the conditions contained in this Resolution.

c. Subject to the conditions below, the subdivision complies with the standards applicable to the subdivision as described in the Subdivision Regulations.

d. The subdivision is compatible with surrounding land uses.

e. The recommendations of referral agencies have been considered.

f. The subdivision is not within 1,320 feet if a confined animal feeding operation.

2. CONDITIONS

The approval of the minor subdivision is conditioned upon the following:

a. The Owner shall record a covenant that runs with Lots 1 through 3 of Polar Block Minor Subdivision and bind all subsequent owners of such lots. That covenant shall require that the owners of Lots 1 through 3 to maintain the private road along the north side of the Lots from the intersection of the private road with County Road 12 to the point at which the private road meets the west boundary line of Lot 1. At a minimum, the recorded covenant shall require the owners of Lots 1 through 3 to maintain the portion of the private road described in this condition in a passable condition annually and shall share equally in the cost of such maintenance. The recorded covenant must be submitted to the Planning and Zoning Department prior to recording and may not be recorded prior to the filing of the Polar Block Minor Subdivision. An agreement between the owners in Longbridge Estates Minor Subdivision and Polar Block Minor Subdivision addressing responsibility for maintenance and costs for the private road may be recorded in lieu of the required covenant described in this condition.

b. The plat shall not be signed by the County or recorded until Lots 1 thru 3 of Polar Block Minor Subdivision are included into the Morgan County Quality Water District. Inclusion must be demonstrated by the recorded inclusion order from the Morgan County District Court. If the recorded inclusion order is not provided within six months of conditional approval of the application, the conditional approval is void without further action.

3. GENERAL PROVISIONS

a. Any past, present, or future drainage problems on this site are the responsibility of the landowner and their successors and not that of Morgan County.

b. Morgan County is not responsible for the quantity or quality of water supplied to this subdivision.

4. APPROVAL

The Board hereby conditionally approves the Polar Block Minor Subdivision, located in the SE¼ of Section 13, Township 3 North, Range 59 West of the 6th P.M., Morgan County, Colorado.

DATED this 16th day of December, 2025.

BOARD OF COUNTY COMMISSIONERS
MORGAN COUNTY, COLORADO

_____
Jon J. Becker, Chair

_____
Tim A. Malone, Commissioner

_____
Kelvin S. Bernhardt, Commissioner

ATTEST:
(SEAL)

_____
Kevin Strauch, Clerk to the Board

LETTER OF PROMULGATION

This Emergency Operations Plan is approved and is hereby ordered published and distributed.

All agencies, department heads and personnel are directed to accept the responsibilities as herein assigned, develop the necessary supplemental plans and annexes as specified, and conduct the organizational planning and training necessary to implement the plan when and to the extent required.

Jon Becker, Chair Morgan County Commissioners	Date
Tim Malone Morgan County Commissioner	Date
Kelvin Bernhardt Morgan County Commissioner	Date

This plan is a "living plan," and will be continuously updated as conditions change. Minor changes to update facts, as approved by the Morgan County Emergency Manager, Morgan County Local Emergency Planning Committee, or their designee will be accepted without re-promulgation.

Disclaimer: This plan is for the use and benefit of Morgan county only. It may be amended or revoked at any time by the Board of County Commissioners. No person is entitled to rely on this policy. this policy shall not be deemed to create any contract or other rights. This policy creates no third party beneficiaries.

RESOLUTION

RESOLUTION NUMBER
2025 BCC.50

This emergency operations plan is approved and is hereby ordered published and distributed.

All agencies, department heads and personnel are encouraged to accept the responsibilities as herein assigned and to conduct the organizational planning and training necessary to implement the plan when and to the extent required.

Jon Becker **Chairman, Morgan County Commissioner's**	**Date**
Tim Malone **Morgan County Commissioner**	**Date**
Kelvin Bernhardt **Morgan County Commissioner**	**Date**

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MORGAN COUNTY

EMERGENCY OPERATIONS PLAN

Morgan County Office of Emergency Management
Emergency Operations Base Plan
2025

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Morgan County Office of Emergency Management
231 Ensign Street Rm. 104
Fort Morgan, CO 70701

Morgan County

Emergency Operations Plan

BASE PLAN

I. Intent

The intent of this document is to provide a framework from which to operate in a coordinated response to emergency situations. This plan is advisory and does not place mandatory or affirmative obligations upon any party or governmental entity nor confer rights to any third party. Throughout the document terms such as "shall," "should," "will," "may," "might," or "can" are used. Use of these terms is not intended to place affirmative obligations; rather, the intent is that the agency, entity, person, or party, when called upon to act in an emergency situation, will use their best efforts, as personnel and resources allow, to accomplish the identified tasks related to emergency functions. This document is not a contract and no rights are conferred by it.

II. Mission

1. To coordinate all emergency management activities to protect the people, property, economy and the environment of Morgan County.

2. This plan is applicable to all natural, technological, and man-made disasters.

3. Disaster is defined as an event or set of circumstances which (a) demands immediate action to preserve public health, protect life, protect public property, or to provide relief to any stricken community overtaken by such occurrences, or (b) reaches such a dimension or degree of destructiveness as to warrant the declaring of a state of emergency.

   This may include any tornado, storm, flood, high water, wind driven water, earthquake, landslide, mudslide, snow storm, drought, fire, explosion, hazardous materials incident, incident at fixed nuclear facilities, civil disturbance, terrorism, sabotage, enemy attack, international hostilities, or other catastrophe, emergency or situation in any part of these jurisdictions which, in the judgment of the chief elected official, may threaten or actually cause damage of sufficient severity and magnitude to warrant execution of this plan.

4. The plan provides the following:

   a. A basis for incorporating all individuals and organizations with disaster responsibilities into the emergency program.

b. Continuity of government.

c. A comprehensive framework for local disaster mitigation, preparedness, response and recovery operations.

5. This plan follows the planning guidelines outlined by the State of Colorado's Emergency Operations Plan and it establishes the concepts for local emergency plans to follow.

6. This plan shares general emergency management planning concepts with neighboring jurisdictions, but it stands alone.

III. Purpose

This plan describes the emergency management plan for Morgan County to cope with hazards which threaten its communities. It describes the concept of operations for response to disaster emergencies, and delineates the role and responsibilities of agencies or organizations expected to contribute to the protection of people and property.

IV. Scope

This Plan considers the emergencies and disasters likely to occur in Morgan County as described in the Morgan County Hazard Mitigation Plan, and County Emergency Preparedness Assessment document and provides:

1. A comprehensive general framework for effective use of government, private section and volunteer resources.

2. An outline of county, state and local government responsibilities in relation to the federal disaster assistance programs as amended and other applicable laws.

V. Authorities

1. See the individual response and hazard specific annexes to this plan.
2. Federal Civil Defense Act of 1950, Public Law 81-920, as amended.
3. Robert T. Stafford Disaster Relief and Emergency Assistance Act, Public Law 93-288, as amended by Public Law 100-707.
4. Emergency Planning and Community Right-to-Know Act 0f 1986, SARA Title III, Sections 301-304, 311-313, 322-325.
5. Hazardous Waste Operations and Emergency Response, 29 CFR 1910. 120, as amended 1992.
6. Hazard Communications, 29 CFR 1910. 1200 as approved June 7, 1989 and amended.
7. Colorado Disaster Emergency Act of 1992, CRS 24-32-2201 as amended.
8. Colorado Intergovernmental Agreement for Emergency Management
9. Compensation Benefits to Volunteer Civil Defense Workers
10. CRS 24-32-2201 as amended. (repealed-2012)
11. Civil Defense Liability - Public or Private, CRS 24-32-2301 as amended.
12. Disaster Relief, CRS 24-32-2501 as amended.
13. Colorado Emergency Planning Commission, CRS 24-32-2601 as amended.

14. Colorado Hazardous Substance Incidents, CRS 29-22 as amended.
15. Homeland Security Presidental Directive 5 and Policy 8
16. Post Katrina Reform Act
17. Comprehensive Preparedness Guide (CPG) 101
18. Fire Department Special Districts - Powers and Duties, CRS 32-1-1002 (3) as amended.
19. Morgan County Resolution 1967

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VI. Special Definitions and Acronyms

The definitions of terms, abbreviations and used in this plan, and the definitions to several other commonly used emergency management acronyms and terms are found below. The following selected terms are used throughout this document and have the following special meanings:

Catastrophic Incident – Any natural or manmade incident, including terrorism, which results in extraordinary levels of mass casualties, damage, or disruption severely affecting the population, infrastructure, environment, economy, national morale and/or government functions. A catastrophic event could result in sustained national impacts over a prolonged period of time; almost immediately exceeds resources normally available to State, local, tribal and private sector authorities; and significantly interrupts governmental operations and emergency services to such an extent that national security could be threatened. All catastrophic incidents are Incidents of National Significance.

Disaster – The occurrence or imminent threat of widespread or severe damage, injury, or loss of life or property, or significant adverse impact on the environment, resulting from any natural or technological hazards, including but not limited to fire, flood, earthquake, wind, storm, hazardous substance incident, water contamination, epidemic, air contamination, blight, drought, infestation, explosion, civil disturbance, or hostile military or paramilitary action. For the purpose of state or federal disaster declarations, the term disaster generally falls into the category of major or catastrophic based on the level of severity and impact on local and state resources. Major disasters are likely to require immediate state assistance supplemented by federal resources, if necessary, to supplement state efforts and resources. Catastrophic disasters may require immediate and massive state and federal assistance in both the response and recovery aspects.

Emergency – An event that endangers the lives or property of the citizens of this County. Routine emergencies are those that occur regularly and are appropriately resolved using standard operating procedures of government and other response agencies or departments. Disaster emergencies are those which involve activities outside the routine scope of operations. This Local Emergency Operations Plan concerns disaster emergency policies.

Emergency Operations Center (EOC) – Facility used to coordinate response among government agencies, staffed by various agency and department representatives, government officials, and service organizations.

Emergency Management Board (EMB) – As part of the EOC staff, a board of government officials who retain direction and control of all response and recovery operations during an emergency.

Operations Staff – As part of the EOC, are staff representatives from various government and service organizations who coordinate personnel, resources, and supplies for emergency disaster response and recovery.

Major disaster – As defined by the *Robert T. Stafford Disaster Relief and Emergency Assistance Act*, as amended (42 U.S.C. §§ 5121-5206), a major disaster is "any natural catastrophe, including, among other things, hurricanes, tornadoes, storms, earthquakes, or, regardless of cause, any fire, flood, or explosion" determined by the President to have caused damage of sufficient severity and magnitude to warrant major disaster assistant under the Act.

Mitigation – Activities designed to reduce or eliminate risks to persons or property or to lessen the actual or potential effects or consequences of an incident. Mitigation measures may be implemented prior to, during, or after an incident. Mitigation measures are often developed in accordance with lessons learned from prior incidents using a whole community approach. The National Response Plan (NRP) distinguishes between hazard mitigation and incident mitigation.

Hazard mitigation includes any cost-effective measure, which will reduce the potential for damage to a facility from a disaster event. Measures may include zoning and building codes, flood plain property acquisitions, home elevations or relocations, and analysis of hazard-related data. Incident mitigation involves actions taken during an incident designed to minimize impacts or contain the damages to property or the environment.

Preparedness – The range of deliberate, critical tasks and activities necessary to build, sustain, and improve the operational capability to prevent, protect against, respond to, and recover from domestic incidents. Preparedness is a continuous process involving efforts at all levels of government and between government and private sector and nongovernmental organizations to identify threats, determine vulnerabilities, and identify required resources. In the context of the NRP, preparedness is operationally focused on actions taken in response to a threat or incident.

Prevention – Involves actions taken to avoid an incident or to intervene to stop an incident from occurring. For the purposes of this plan, this includes applying intelligence and other information to a range of activities that may include such countermeasures as deterrence operations; security operations; investigations to determine the full nature and source of the threat; public health and agricultural surveillance and testing; and law enforcement operations aimed at deterring, preempting, interdicting, or disrupting illegal activity and apprehending perpetrators.

Response – Involves activities that address the short-term, whole community, direct effects of an incident. These activities include immediate actions to preserve life, property, and the environment; meet basic human needs; and maintain the social, economic, and political structure of the affected community. Response also includes the execution of emergency operations plans and incident mitigation activities designed to limit loss of life, personal injury, property damage, and other unfavorable outcomes.

Recovery – Involves actions and the implementation of programs necessary to help individuals, communities, and the environment directly impacted by an incident to return to normal where feasible. These actions assist victims and their families, restore institutions to regain economic stability and confidence, rebuild or replace destroyed property, address environmental contamination, and reconstitute government operations and services. Recovery actions often extend long after the incident itself. Recovery programs may include hazard mitigation components designed to avoid damage from future incidents.

The Plan – The term "Plan" refers to the "Morgan County Emergency Operations Plan"

VII. Situation

Vulnerability Statement

Geography – Morgan County, located in the northeastern plains of Colorado, covers a land area of 1,294 square miles. Major bodies of water in Morgan County, South Platte River, Bijou Creek, Kiowa Creek. Major transportation routes include Interstate 76, Colorado Highways, 34, 71 and 52, along with Burlington Northern Santa Fe railways. In addition, the Cities of Fort Morgan and Brush operates a municipal airport.

Demographics – An estimated 29,000 people live in Morgan County, including municipalities and unincorporated county. There are 8 towns and cities in Morgan County. The City of Fort Morgan, is the county seat and largest of all Morgan County municipalities. There are 4 School Districts and 4 Fire Districts.

Hazard Analysis

A disaster can occur at anytime within the jurisdictions of Morgan County and any of its municipalities. All areas of Morgan County are at risk for three types of emergencies:

1. **Natural Disasters** – Morgan County is at risk from tornadoes; floods; severe storms (e.g. snow, rain, and hail); urban and wild land fires; drought; and power failure.

2. **Technological Incidents** – In addition to natural disasters, Morgan County is at risk for man-made, or technological, disasters such as dam failures, hazardous materials incidents along transportation routes or industrial areas, civil unrest, major air and ground transportation accidents, and attack by a foreign enemy or terrorist organization in the form of chemical, biological, nuclear weapons.

3. Man-Made Hazards - Possible man-made disasters which could create an emergency response include transportation incidents involving hazardous substances, major air and ground transportation accidents, civil disturbances, terrorists or bomb threats, and conventional, nuclear, biological or chemical attack.

Local government has the responsibility to protect life and property from the effects of hazardous incidents or events, as much as possible. This is accomplished by use of government and volunteer agencies which have the capability of providing emergency services resources.

Floods – Floods present a risk to life and property, including buildings, their contents, and their use. Floods can affect crops and livestock. Floods can also affect lifeline utilities (e.g., water, sewerage, and power), transportation, jobs, tourism, the environment, and the local and regional economies.

The principal cause for flooding in Morgan County is intense rainfall which normally occurs in the period of May through September. A historical analysis of rainfall patterns along the Front Range has shown that probable maximum amounts of 20 inches of rainfall can occur in a given 24 hour period. The likelihood of flooding is also increased in May and June as a result of spring runoff from winter snow pack.

Dam Failure – Dam failure is a unique source of flash flooding. There are 1 Class I, 3 Class II dams in Morgan County. The State Engineer's categorization of a dam as being high hazard means that if the dam failed there would be significant loss of life and/or property damage. It has

nothing to do with whether the dam is inherently unsafe - a fact which upon occasion must be reiterated to the public. In addition to these, there are many low hazard dams and holding ponds which might be compromised, to a greater or lesser extent, in an earthquake. There is a possibility that some county dams could be adversely affected with such seismic activity.

Although dam failures are rare events, they occasionally occur due to a variety of causes, including overtopping during flooding, improper maintenance or operation, earthquakes, and (potentially) acts of sabotage. As dams age and the water demands of a growing population increase, the dam failure hazard also increases, compounded by new development in dam failure flood inundation zones.

Blizzard & Winter Storms – Blizzards and severe winter storms cover large land areas, impacting multiple counties concurrently. The impacts throughout the planning area are generally the same. Interstates and secondary roads are often closed because the road crews cannot "keep up" with the rate of snowfall; to prevent motorists from being stranded and necessitating rescue efforts; and to maintain the safety of the road crews.

When the Interstate highways are closed, this action cuts the provision of primary supplies (gasoline and food) to the communities, and also strands thousands of motorists who were "passing through" for up to several days. In many cases, when the hotel rooms in one community "fill up," the interstates are then closed back to the next community with available lodging. This is to prevent over-burdening of communities already hosting motorists, and to keep those still enroute from becoming stranded "in between."

Drought – Even in high moisture years, Colorado rainfall does not provide a consistent, dependable water supply throughout the year. Severe drought results in devastating economic consequences for agriculture, forestry, wildlife management, the environment and tourism. Drought recorded history includes severe drought in 1894, 1930-1937, and 1976-1977. The drought of 2002-2005 caused loss of crops and livestock throughout much of the State and reduced revenues from lowered tourist visits.

Tornadoes – Tornadoes are rotating columns of air marked by a funnel-shaped downward extension of a cumulonimbus cloud whirling at destructive speeds of up to 300 mph, usually accompanying a thunderstorm. (Hazards in Colorado)

Each spring to mid summer, Morgan County reports an average of two tornados incidents per year. These are typically the EF0 or EF1 variety (on the Enhanced Fujita Scale of tornado intensity of EF0-EF5). Large-scale destruction of homes, business, or other structures is minimal, due to the large areas of farm, rural, and undeveloped prairie. However, any tornado incident involving structures in this county would prove a formidable incident. The conventional wisdom is that tornadoes move from the west or southwest and that the mountains are insulated from the hazard.

Other Wind Hazards – Wind storm activity is well documented in Morgan County and can occur anytime throughout the year. The most notable wind events however are those associated with down slope, "Chinook" wind storms and can produce gusts in excess of 100 mph. As with tornado, the principal danger to persons in this situation is injury from flying debris. Any such winds are also capable of inflicting great damage to property.

Wind storm damage can be very widespread throughout the county compared with the greater but more geographically limited damage with tornadoes. With regard to windstorms, the principal

response by Morgan County will be damage assessment. Therefore, the goal of this section of the Emergency Operating Plan will be to describe roles and responsibilities during and after tornado events.

Hail & Summer Storms – Hail is associated with thunderstorms, and thunderstorms are a common occurrence throughout the area between early spring and late fall. In addition, hailstones are frequently thrown out miles in front of the storm. Hail in northeastern Colorado, primarily cause's crop damage. However, hailstorms in populated areas can cause significant damage to roofs, automobiles, and windows.

Wildland/Grassland Fires – Wildland and Grassland fires in Morgan County are predominantly ignited by either lightening, sparks from braking trains, or cigarettes discarded from automobiles traversing the county roadways. There exists the risk of losses to homes, agriculture outbuildings, farm equipment, and storage tanks as a result of these fires. The risk of fires is amplified with the drought events.

Hazardous Materials Incident – The potential for spills, leaks, ruptures and/or fires involving hazardous materials in Morgan County exists primarily through transportation accidents of surface, rail vehicles, pipeline and air. Interstate 76, State Highway 34, and State Highway 71 are heavily traveled by transports, which very frequently carry a wide variety of hazardous materials on any designated HazMat routes. Morgan County is also included in the transport route for radiological waste.

Storage and transfer facilities are potential sources of leakage although spills are principally attributed to human error. As a result, the time and location of a likely occurrence cannot be specifically foreseen. Planning must therefore be directed toward a generalized and flexible response capability.

Radiological Incident – Radiological weapons threats may range from detonation of a complete weapons system from a nuclear arsenal to any explosive device packed with highly radiological material with the latter being the most likely method. The physiological impact of such a weapon can be far more devastating than the actual physical damage. Radiation is an invisible hazard. There are no initial characteristics or properties of radiation itself that are noticeable. Unless the nuclear/radiological material is marked to identify it as such, it may be some time before the hazard has been identified as radiological.

Assessments – Morgan County regularly updates and reviews its County Emergency Preparedness Assessment (CEPA) and Hazard Mitigation Plan. These documents identify the various threats and hazards facing the County, evaluate current capabilities, and guide efforts to strengthen emergency preparedness and risk reduction strategies.

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VIII. Assumptions

1. Morgan County will continue to be subject to the hazards noted above. Warning time available to implement this plan will vary from little or no warning to days or weeks, according to the type of hazard.

2. Local government officials, both elected and appointed, will carry out to the best of their ability all responsibilities regarding public safety and protection of property. This includes attention to all phases of comprehensive emergency management and provisions to ensure continuity of an effective, constitutional and democratic form of government.

3. Departments and organizations with emergency responsibilities will ensure that all personnel concerned are properly trained, are familiar with existing plans and procedures and are capable of implementing them in a timely and effective manner.

4. State and federal assistance, as well as volunteer and private organizations, will be utilized to supplement local government resources as avilable to cope with a disaster emergency.

5. The National Incident Management System (NIMS), will be used as the incident management system for all levels of response.

IX. Limitations

Morgan County Government and other organizations will endeavor to make every reasonable effort to respond in the event of an emergency or disaster. However, resources and systems may be overwhelmed. The responsibilities and tenets outlined in this EOP will be fulfilled only if the situation, information exchange, extent of actual agency capabilities, and resources are available at the time.

There is no guarantee implied by the EOP that a perfect response to emergency or disaster incidents will be practical or possible.

X. Concept of Operations

General Operations

1. If a disaster emergency occurs within Morgan County, immediate response by the government(s) concerned will be required.Trained personnel accomplishing prearranged plans and procedures will be prepared to make the coordinated effort necessary to meet a threat to life and/or property.

2. When response to a disaster emergency exceeds local government support, assistance may be requested from the State.
   a. Except for routine State assistance that may normally be provided on a day-to-day basis, State or Federal assistance should be requested through the Colorado Office of Emergency Management (COLORADO DEPARTMENT OF PUBLIC SAFTEY/DIVISION OF HOMELAND SECURITY OFFICE OF EMERGENCY MANAGEMENT). (Colorado Watch Center/State Emergency Operatons Center 303-279-8855)

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b. Requests for State assistance will be authorized by the Board of Morgan County Commissioners, by passing a Morgan County Disaster Declaration.

c. The Emergency Manager or other official as designated by the Board of Morgan County Commissioners will make and coordinate requests for assistance with COLORADO DEPARTMENT OF PUBLIC SAFTEY/DEPARTMENT OF HOMELAND SECURITY OFFICE OF EMERGENCY MANAGEMENT.

3. This Emergency Operations Plan is based on the concept that emergency response functions will generally modify the normal daily operation of local government agencies. To the extent possible, the same personnel will be utilized in both cases. Those day-to-day functions which would not contribute to emergency operations may be suspended for the duration of the emergency and recovery period. Resources normally required for day-to-day operations may be redirected for accomplishment of emergency tasks.

4. The Morgan County Emergency Operations Plan (EOP) may be activated fully or in part by the Board of Morgan County Commissioners as the situation requires (See *Plan Implementation* below).

5. An **Emergency Management Board, (EMB)** composed of county officials, is established to ensure the maximum capable and responsible leadership is available to plan for comprehensive emergency management. During a disaster emergency the EMB ensures the continuity of leadership necessary to provide the maximum response and decision making capability. The EMB is supported by senior appointed officials, county and municipal communication facilities, and the EOC staff.

6. Public Safety, Communications, Transportation, Emergency Management, and other Emergency Support Functions (ESFs) associated with all emergency operations are detailed in appropriate ESF plans following this Basic Plan. Threat specific responses to hazards which impact Morgan County are delineated in the contingency plan annexes of this emergency operation plan.

7. Tasks, activities, or operations in any function area which lend themselves to a definite or standardized procedure are appropriately set forth in a Standard Operating Procedure (SOP). Where appropriate, an SOP can be supplemented by a checklist when sequence of actions is critical or actions must be verified.

8. An analysis of the major hazards facing Morgan County is provided in the Hazard Mitigation Plan on file with the Morgan County Office of Emergency Management.

9. Definitions and Abbreviations used and useful in emergency management are listed in this section.

10. The National Response Framework guides how Morgan County prepares for and manages emergencies. It follows an all-hazards approach and is built to be scalable, flexible, and adaptable so it can support incidents of any size. The NRF promotes coordination across all levels of government and encourages the involvement of the whole community. These principles shape how the County organizes response and recovery efforts and align local actions with national guidance.

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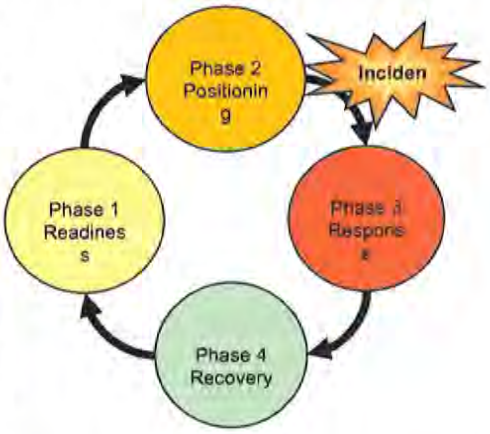
Operational Phases

1. Upon notification of an actual or impending disaster, the Morgan County Board of County Commissioners, Emergency Manager or an authorized representative will activate the Emergency Operations Plan and declare a specific emergency response phase of operations to be in effect. Those persons may also activate the Emergency Operations Center (EOC) and take other actions as appropriate.

2. Morgan County's disaster emergency response will generally be conducted in four operational phases:

   a. **Readiness** – This first phase of readiness begins at the earliest time the threat is identified. During this period, the Emergency Management Coordinator will notify County officials and the Emergency Management Board representatives of the potential threat, and place key designated personnel on standby alert, declare the readiness phase operational, and as the seriousness of the situation dictates, notify, those state agencies which may be most concerned and which can provide support. Possible evacuation of specific areas will be considered at this time.



   b. **Positioning** - As an incident, or the threat of an incident, progresses to the point that coordination is required beyond normal operations, the Emergency Operations Center (EOC) may be activated, either partially or in its entirety, according the present needs. In some instances, due to the nature of the emergency, the EOC may not be fully staffed prior to an actual emergency incident. Response units, such as police and fire, may be called out preparatory to an incident.

   c. **Response** - This phase begins when the emergency or disaster occurs and lives and property are actually endangered. It includes actions by the Emergency Management Board, if activated, and county emergency response elements to assess the situation, warn the populace, and evacuate all or part of an area if deemed necessary, establish and maintain communications with the incident commander at the incident site, and employ resources to accomplish the mission of preserving lives and property. Assistance from the state will be requested when local resources are fully committed and the chairperson, Board of Morgan County Commissioners, promulgates a declaration of emergency.

   d. **Recovery** - Many activities associated with recovery of disaster areas may actually commence during the response phase. Damage will be assessed and actions

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identified for immediate and/or longer term accomplishment. This happens because recovery invariably includes both short-term and long-term activities.

Short-term operations seek to restore critical services to the community and provide for the basic needs of the public. Examples are: temporary shelter, temporary road and bridge repairs, and restoration of government services.

Long-term recovery aims to restore the community to its normal or to an improved state. Examples are flood control measures such as dams and drainage, channel improvement, replacement of destroyed bridges and reconstruction of other infrastructure, most of which will also help to mitigate damage from any future disaster.

3. The Emergency Manager acts as coordinator for the Board of Morgan County Commissioners, the Emergency Management Board, and supporting agencies within the EOC. The Emergency Manager and EOC staff will ensure maps, information and data are kept current and that written communications are processed promptly.

4. All action elements within the EOC maintain detailed logs of actions to include; date, time, situation and or action required, response taken or directed, and any other information of operational nature or of value in establishing cost or settling claims following termination of the disaster. Emergency status, damage assessment, and other pertinent information are also displayed.

Plan Implementation

Upon declaration of an emergency by the executive authority of Morgan County, this Emergency Operations Plan (EOP) will be established as law and binding toward the direction of emergency operations for the duration of the disaster. Consistent with NIMS and ICS, this plan may be partially or fully implemented. This allows maximum flexibility to meet the unique operations requirements of any situation.

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Inclusive Planning Considerations

Morgan County is committed to ensuring that emergency planning, response, and recovery efforts are inclusive and equitable to the whole community. All plans and procedures strive to account for individuals with access and functional needs (AFN), including older adults, individuals with disabilities, and those with limited English proficiency. Special consideration should be given to the unique needs of children, historically underserved communities, and individuals who may face social or economic barriers during emergencies. Additionally, planning efforts attempt include provisions for the care and sheltering of household pets and service animals, recognizing their critical role in individual and family safety and well-being during disasters.

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Mission Areas

The County's Emergency Operations Plan (EOP) follows a comprehensive Concept of Operations (CONOPS) that integrates the five mission areas of prevention, protection, mitigation, response, and recovery to manage all-hazards incidents. Prevention and protection efforts focus on identifying potential threats, enhancing security measures, and strengthening critical infrastructure to reduce the likelihood of incidents. Mitigation strategies aim to reduce the impact of disasters through planning, risk assessments, and investments in resilient systems. When an incident occurs, the County activates its response capabilities to protect life, property, and the environment, mobilizing emergency services and coordinating with local, state, and

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federal partners. Recovery efforts begin during the response phase and continue after immediate threats have been addressed, focusing on restoring services, infrastructure, and community well-being.

Community Lifelines

An integral part of the County's operational framework is the use of the **Community Lifelines** construct. This objectives-based approach to incident response ensures that emergency operations prioritize the stabilization of essential services and systems that support the health and safety of the population. The County will assess and monitor the status of seven key lifelines: **Safety and Security, Shelter and Food, Health and Medical, Energy, Communications, Transportation**, and **Hazardous Materials**. Stabilizing these lifelines is essential to minimizing cascading impacts during a disaster and facilitating a more efficient recovery. Incident objectives will be aligned with the restoration of these lifelines, ensuring a unified effort across jurisdictions and sectors to return the community to normal operations as quickly and safely as possible.

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XI. Organization

General

All emergency efforts will be organized toward providing on-scene responders with the personnel, support, equipment, supplies, means, and legal authority to provide the most appropriate and timely response possible. These efforts are organized into three main bodies: the Emergency Management Board, the Emergency Operations Center, and the on-scene Incident Command System.

Reporting Structures

Clear and effective reporting structures are essential to coordinated disaster response efforts within the County Emergency Operations Plan. All response activities follow a standardized chain of command, aligned with the Incident Command System (ICS), to ensure accountability, operational clarity, and timely information flow. Field personnel report to designated supervisors within their assigned functional groups or Emergency Support Functions (ESFs), who in turn report to Section Chiefs within the Emergency Operations Center (EOC). The EOC Director oversees all response operations and communicates directly with the County Executive or other designated policy group representatives. This hierarchical structure allows for accurate situational reporting, effective resource requests, and strategic decision-making. It also ensures that all departments and partner agencies remain informed and coordinated throughout the duration of the emergency

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Multi-Jurisdictional Coordination (MAC) Team

The Multi-Jurisdictional Coordination (MAC) Team plays a critical role in facilitating collaboration and information sharing across local, regional, and state jurisdictions during major disasters or incidents that impact multiple areas. The MAC Team is composed of representatives from affected jurisdictions, including county officials, municipal emergency managers, public safety

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leaders, and other key agency partners. Its primary function is to support coordination of policies, resource allocation, and strategic priorities without infringing on the legal authorities or operational control of any single jurisdiction. The MAC Team does not direct field operations but ensures that all jurisdictions have a common understanding of the situation, align response objectives when appropriate, and reduce duplication of effort. Through joint planning, communication, and decision support, the MAC Team enhances the overall effectiveness and unity of the regional response while respecting each entity's autonomy.

Critical Information Requirements

During the planning process for disaster response, identifying and managing essential information requirements is critical for informed decision-making and effective coordination. This information includes data such as weather forecasts, hazard impact projections, infrastructure status, shelter capacities, resource inventories, and population demographics. Sources of information may include local emergency services, public works departments, utility providers, public health agencies, the National Weather Service, and Geographic Information Systems (GIS) data. This information is used by Emergency Operations Center (EOC) staff, Incident Command, Emergency Support Functions (ESFs), elected officials, and partner agencies to guide response priorities, resource deployment, and public messaging. Sharing of information is achieved through situation reports, planning meetings, shared digital platforms, and real-time

Information Sharing	Source	User	Sharing method
Weather Forecasts	National Weather Servie	EOC, IC, Public Safety	Alerts, dashboards
Infrastructure Status	Public Works, Utilities,	EOC, ESFs, IMT	Status boards, reports
Shelter Capacity	Red Cross, Social Services	Mass Care ESF, Logistics	Shelter Reports, EOC
Resource Inventory	Logistics, County agencies	Logs, Ops, MAC group	Inventory systems
Demographic Data	GIS, Census, Planning	Planning, Public Health	GIS, Briefs, Dashboards
Health Surveillance	Public Health Department	EOC, Health ESF, IC	Reports, Dashboards

Direction and Control

The Board of Morgan County Commissioners shall retain responsibility for direction and control of all Morgan County government personnel, resources and facilities when a disaster occurs. All direction and control activities will originate within the EOC.

Morgan County manages emergencies through coordinated use of Incident Command, the County EOC, Dispatch, and MAC processes. Incident Command directs on-scene operations using ICS. The EOC supports the incident by coordinating resources, sharing information, and handling issues that affect multiple agencies. Dispatch manages call intake, notifications, and operational communication. Consequence management focuses on reducing impacts on people, property, and services. When broader coordination is needed, the County engages in MAC to set priorities and align actions across agencies. Additional detail is provided in Annex A

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EXECUTIVE SUMMARY

The purpose of the ***Morgan County Emergency Operations Plan*** is to provide general guidelines and principles for managing and coordinating the overall response and recovery activities of Morgan County government before, during, and after major emergencies and disasters that affect unincorporated areas of the county and incorporated areas that have agreements with the County or rely on the County for emergency management assistance. The plan's guidelines are consistent with accepted standards and principles of the Colorado Incident Command System (ICS) and the Emergency Operations Center (EOC) concept endorsed by the Federal Emergency Management Agency. The ICS and EOC methods are nationally accepted emergency management systems for addressing all types of hazards and for integrating multiple agencies, jurisdictions, and disciplines into a coordinated relief effort.

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Major emergencies and disasters are unique events that present communities and emergency personnel with extraordinary problems and challenges that cannot be adequately addressed within the routine operations of local government. Since disasters differ in important ways and it is impossible to plan for every contingency, this plan avoids highly detailed operational procedures (that can quickly become out of date) in favor of a streamlined, all-hazards preparedness approach. This plan is intended to provide Morgan County officials with a basis for the coordinated management of disaster incidents so that impacts to people, property and public services are minimized and normal community conditions can be restored as quickly as possible.

The plan is organized into three parts: (1) a basic plan, which identifies legal authorities, general concepts, emergency management policies, and agency responsibilities, (2) a description of the general functions that are common to most types of disasters and emergencies, and (3) hazard-specific pull-out sections relating to the unique responsibilities and resource requirements of the types of disasters most likely to be faced in Morgan County. In order to make the plan concise and user-friendly, checklists are used in place of narrative text whenever possible and the emergency procedures contained in other related plans and documents are referenced rather than duplicated in this plan.

All departments, agencies and organizations in Morgan County are responsible for developing and maintaining up-to-date internal plans and procedures for carrying out assigned emergency functions and for ensuring that their personnel are adequately trained. The coordination and integration of emergency plans and procedures is an ongoing process that should be collectively promoted by convening interagency meetings, formulating mutual aid agreements, and by conducting or participating in multiagency and interjurisdictional emergency exercises.

INTRODUCTION

A. Coordination and Integration

Major emergencies and disaster incidents are unique events that present communities and emergency personnel with extraordinary problems and challenges that cannot be adequately addressed within the routine operations of local government. The intent of this plan is to provide a basis for the coordinated management of disaster incidents. The Morgan County Emergency Operations Plan establishes an outline for a coordinated response to either natural or man-made disasters, so that impacts to people, property and public services are minimized and so that normal community conditions can be restored as quickly as possible.

That ability to integrate is especially important when an incident escalates beyond the capabilities of the community and the need to request outside resources arises. Each department/agency or individual assigned specific responsibility under this plan should have a broad understanding of the basic document and a thorough understanding of their assigned tasks.

This plan does not replace or replicate standard operating procedures (SOP) of any department or agency. It will be used when a situation calls for multiple departments/agencies to integrate into a single command structure. Departments are encouraged to develop and implement SOP for tasks assigned in this plan, where they do not exist already.

B. Implementation

This plan when completed, or in its present state of development, in event of a disaster or national emergency will be implemented entirely or in part by the Chairman of the Board of Morgan County Commissioners, or in his/her absence, the senior elected county officials available as specified in the line of succession to authority. The most recent version of this plan supersedes all previous plans.

1. Local Disaster or Emergency

In the event of a local disaster emergency, the principal executive officer(s) of the affected political subdivision(s) may declare a local disaster. Said declaration of a local disaster shall not be continued or renewed for a period in excess of seven days except by or with the consent of the governing board(s) of said political subdivision(s). The effect of a declaration of a local disaster emergency is to activate the response and recovery aspects of any and all applicable local and inter-jurisdictional disaster emergency plans and to authorize the furnishing of aid and assistance under such plans. No inter-jurisdictional disaster agency or official thereof may declare a local disaster emergency unless expressly authorized by the agreement pursuant to which the agency functions.

C. Plan Development

Members of local government and volunteer agencies developed this plan in cooperation with the Colorado Division of Public Saftey/Department of Homeland Security and Emergency Management (DHSEM) and with funds provided in part by the Federal Emergency Management Agency (FEMA). Colorado State Forest Service

Commented [BH10]: Colorado Department of Public Safety/Division of Homeland Security and Emergency Management (DHSEM)

This plan will be reviewed and updated as decribed in the Basic Plan (see section V.A. of the Basic Plan).

LETTER OF PROMULGATION

This Emergency Operations Plan is approved and is hereby ordered published and distributed.

All agencies, department heads and personnel are directed to accept the responsibilities as herein assigned, develop the necessary supplemental plans and annexes as specified, and conduct the organizational planning and training necessary to implement the plan when and to the extent required.

Jon Becker, Chair
Morgan County Commissioners

Date

Tim Malone
Morgan County Commissioner

Date

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Morgan County Commissioner

Date

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This plan is a "living plan," and will be continuously updated as conditions change. Minor changes to update facts, as approved by the Morgan County Emergency Manager, Morgan County Local Emergency Planning Committee, or their designee will be accepted without re-promulgation.

Disclaimer: This plan is for the use and benefit of Morgan county only. It may be amended or revoked at any time by the Board of County Commissioners. No person is entitled to rely on this policy. this policy shall not be deemed to create any contract or other rights. This policy creates no third party beneficiaries.

REVIEW AND CONCURRENCE

The following agencies of government and volunteer organizations assigned responsibilities in this plan have reviewed and concurred.

Title/Agency	Name	Signature	Date
Assessor			
Building and Grounds			
Community Services			
Coroner			
County Attorney			
County Commissioners			
County Manager			
Emergency Services			
Engineering			
Environmental Health			
Finance Department			
Fleet Management			
Flood Plain Management			
Health Department			
Mental Health			
Planning Department			
Public Works			
Purchasing			
Records Management			
Risk Management			
Road and Bridge			
Sheriff's Department			
Technical Communications			
Telecommunications			

DISTRIBUTION OF PLAN

The initial distribution of this plan was made to the following listed officials for information and utilization during a disaster emergency. Additional copies are available upon request to the Morgan County Emergency Management Director. The most current electronic version of the County EOP is available through a link to an online drive.

Deleted: Each copy is numbered for accountability and updating.

Copy No.	Holder
	Morgan County Board of Commissioners' Office
	Morgan County Commissioners' Administration Office
	Morgan County Office of Emergency Management
	Morgan County Sheriff's Department
	Morgan County Public Works Department
	Morgan County Social Services
	Morgan County Attorney's Office
	Morgan County Communications Center
	Morgan County Ambulance Service
	Morgan County Building Maintenance
	Morgan County Chapter of American Red Cross
	Morgan County School District No [Number]
	Morgan County School District No [Number]
	Morgan County School District No [Number]
	Morgan County School District No [Number]
	Morgan County Clerk and Recorder's Office
	Morgan County Treasurer's Office
	Morgan County Planning and Zoning Department
	Morgan County Central Services
	Morgan County Assessor's Office
	Morgan County/CSU Extension Office
	[Fire District] Fire District
	Colorado Office of Emergency Management
	Colorado OEM Regional Planner/Coordinator Office
	Colorado State Patrol Sterling Hazardous Materials Team
	Colorado Division of Wildlife Brush Office
	Colorado State Parks and Recreation
	Northeast Colorado Health Department
	City of Brush
	City of Brush Police Department
	City of Brush Office of Emergency Management
	Brush Fire Department
	City of BrushPublic Library
	Town of Wiggins
	Town of Wiggins Police Department

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	Wiggins Fire Department
	Colorado Plains Medical Center
	Weld County Office of Emergency Management
	Weld County Sheriff's Office
	Kersey Fire Department
	[Library District] Library District
	American Red Cross, Centennial Chapter
	Colorado State Forest Sevice
	[Private Sector Organization]
	[Public Utility

* Basic Plan Only

RECORD OF CHANGES

Change Number	Change Date	Posted By	Posted Date
10-8-2012	October 8, 2012	Steven Enfante	October 8, 2012
2-5-2013	Feburary 5, 2013	Steven Enfante	Feburary 5, 2013
4-8-2019	April 8,2019	EM Director	April 8, 2019
9-20-2019	Sept 20, 2019	EM Director	Sept. 20, 2019
9-19-2022	Sept. 19, 2022	EM Director	Sept. 19, 2022
	October 2025	EM Director RD	

RESOLUTION

RESOLUTION NUMBER

This emergency operations plan is approved and is hereby ordered published and distributed.

All agencies, department heads and personnel are encouraged to accept the responsibilities as herein assigned and to conduct the organizational planning and training necessary to implement the plan when and to the extent required.

_____ _____

Jon Becker **Date**
Chairman, Morgan County Commissioner's

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Tim Malone, **Date**
Morgan County Commissioner

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Kelvin Bernhardt, **Date**
Morgan County Commissioner

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This plan is a " living plan, " and will be continously updated as conditions change. Minor changes to update facts, as approved by the Morgan County Emergency Manager, Local Emergency Planning Committee, or their designee will be accepted without re-promulgation.

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Annex Y: Not Used
Annex Z: Not Used

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Appendix 7:	Emergency Management Overview	App 7-1

SECTION I: PURPOSE

This plan describes Morgan County's emergency management plan to cope with hazards which threaten Morgan County. It describes the concept of operations for response to disaster emergencies, and delineates the role and responsibilities of agencies or organizations expected to contribute to the protection of people and property.

The **Morgan County Emergency Operations Plan (EOP)** serves as the cornerstone of the county's emergency management program, providing a structured and coordinated approach to disaster response and recovery. The **Base Plan** outlines the overall framework and strategy for emergency operations. It includes key sections such as:

- **Purpose** – defining the plan's goals and scope,
- **Situation and Assumptions** – describing potential hazards and planning assumptions,
- **Concept of Operations** – detailing how emergency response will be organized and executed,
- **Organization and Assignment of Responsibilities** – clarifying the roles and duties of involved agencies, and
- **Administration and Logistics** – covering resource management, support, and [illegible]

Complementing the Base Plan are the Annexes, which provide detailed, functional guidance for specific operational areas. These annexes address critical components such as direction and control, communications, warning systems, public information, transportation, mass care, health and medical services, resource management, damage assessment, law enforcement, search and rescue, animal care, and **mass casualty incidents**.

Together, the Base Plan and Annexes ensure a comprehensive and coordinated response by integrating strategic direction with operational details, supporting efficient and effective management of emergencies across all phases of an incident.

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SECTION II: SITUATIONS AND ASSUMPTIONS

A. Situations

1. A disaster emergency could arise or develop at any time in Morgan County. The hazards are many and fall into two general categories.
   a. Natural Hazards - Possible natural disasters which could create an emergency response include floods, fires, earthquakes, severe storms, drought, and major water supply or power failure (see Appendix 1 for detailed Hazard Analysis).
   b. Man-Made Hazards - Possible man-made disasters which could create an emergency response include transportation incidents involving hazardous substances, major air and ground transportation accidents, civil disturbances, terrorists or bomb threats, and conventional, nuclear, biological or chemical attack. (See Appendix 1 for detailed Hazard Analysis.)

2. Local government has the responsibility to protect life and property from the effects of hazardous incidents or events, as much as possible. This is accomplished by use of government and volunteer agencies which have the capability of providing emergency services resources.

B. Assumptions

1. Morgan County will continue to be subject to the hazards noted above. Warning time available to implement this plan will vary from little or no warning to days or weeks, according to the type of hazard.

2. Local government officials, both elected and appointed, will carry out to the best of their ability all responsibilities regarding public safety and protection of property. This includes attention to all phases of comprehensive emergency management and provisions to ensure continuity of an effective, constitutional and democratic form of government.

3. Departments and organizations with emergency responsibilities will ensure that all personnel concerned are properly trained, are familiar with existing plans and procedures and are capable of implementing them in a timely and effective manner.

4. State and federal assistance, as well as volunteer and private organizations, will be available to supplement local government resources as needed to cope with a disaster emergency.

5. Morgan County has been identified as a host area to receive and care for evacuees from other areas in Colorado in the event of a major disaster or national emergency (see Annex F of this plan).

SECTION III: CONCEPT OF OPERATIONS

A. General

1. If a disaster emergency occurs within Morgan County with little or no warning, immediate response by the government(s) concerned will be required. Only trained personnel accomplishing prearranged plans and procedures will be prepared to make the coordinated effort necessary to meet a threat to life and/or property.

2. When response to a disaster emergency exceeds local government support, assistance may be requested from the state.

   a. Except for routine state assistance that may normally be provided on a day-to-day basis, state or federal assistance should be requested through the. COLORADO DEPARTMENT OF PUBLIC SAFTEY/DEPARTMENT OF HOMELAND SECURITY and EMERGENCY MANAGEMENT.

   b. Requests for State assistance will be authorized by the Board of Morgan County Commissioners, by passing a Morgan County Disaster Declaration (see Annex I).

   c. The Emergency Manager or other official as designated by the Board of Morgan County Commissioners will make and coordinate requests for assistance with COLORADO DEPARTMENT OF PUBLIC SAFTEY/DEPARTMENT OF HOMELAND SECURITY and EMERGENCY MANAGEMENT.

3. This emergency operations plan is based on the concept that emergency response functions will generally parallel the normal daily operation of local government agencies. To the extent possible, the same personnel will be utilized in both cases. Those day-to-day functions which would not contribute to emergency operations, may be suspended for the duration of the emergency and recovery period. Resources normally required for day-to-day operations may be redirected for accomplishment of emergency tasks.

4. The Morgan County Emergency Operations Plan (EOP) may be activated fully or in part by the Board of Morgan County Commissioners as the situation requires.

5. An Emergency Management Board, (EMB) composed of county and municipal elected officials, is established to ensure the maximum capable and responsible leadership is available to plan for comprehensive emergency management. During a disaster emergency the EMB ensures the continuity of leadership necessary to provide the maximum response and decision making capability. The EMB is supported by senior appointed officials, county and municipal communication facilities, and the EOC staff.

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6. Warning, Communications, Direction and Control, Public Information, and other key functions associated with all emergency operations are detailed in appropriate annexes following this basic section. Threat specific responses to hazards which impact Morgan County are delineated in the contingency plan annexes of this emergency operation plan.

7. Tasks, activities, or operations in any function area which lend themselves to a definite or standardized procedure are appropriately set forth in a Standard Operating Procedure (SOP). Where appropriate, an SOP can be supplemented by a Checklist when sequence of actions is critical or actions must be verified.

8. An analysis of the major hazards facing Morgan County is provided in Appendix I of this section of the plan.

9. Definitions and Abbreviations used and useful in emergency management are listed in Appendix 2 of this section.

B. Specific

1. Upon notification of an actual or impending disaster, the Chairperson, Board of Morgan County Commissioners, or in his/her absence, the next senior member of the board, or a pre-authorized representative will activate the EOP and declare a specific emergency response phase of operations to be in effect. That persons may also activate the Emergency Operations Center (EOC) and take other actions as appropriate.

2. Morgan County's disaster emergency response will generally be conducted in three operational phases:

   a. Readiness - Starts at the earliest time the threat is identified. During this period, the Emergency Coordinator will notify Morgan County officials and the emergency management board representatives of the potential threat, and place key designated personnel on standby alert, declare the readiness phase operational, and as the seriousness of the situation dictates, notify, through Office of Emergency Management, those state agencies which may be most concerned and which can provide support. Possible evacuation of specific areas will be considered at this time.

   b. Response - This phase begins when the emergency or disaster occurs and lives and property are actually endangered. It includes actions by the Emergency Management Board, if activated, and county/municipality emergency response elements to assess the situation, warn the populace, evacuate all or part of an area if deemed necessary, establish and maintain communications with the incident commander at the incident site, and employ resources to accomplish the mission of preserving lives and property. Assistance from the state will be requested when local resources are fully committed and the chairperson, Board of Morgan County Commissioners, promulgates a declaration of emergency.

c. Recovery - Many activities associated with recovery of disaster areas may actually commence during the response phase. Damage will be assessed, actions identified for immediate and/or longer term accomplishment. This happens because recovery invariable includes both short-term and long-term activities. Short-term operations seek to restore critical services to the community and provide for the basic needs of the public. Examples are: temporary shelter, temporary road and bridge repairs, and restoration of government services. Long-term recovery aims to restore the community to its normal or to an improved state. Examples are flood control measures such as dams and drainage, channel improvement, replacement of destroyed bridges and reconstruction of other infrastructure, most of which will also help to mitigate damage from any future disaster.

3. The Emergency Manager acts as operations manager and coordinator for the Board of Morgan County Commissioners, the Emergency Management Board, and supporting agencies within the EOC. The coordinator and EOC staff will ensure maps, information and data are kept current and that written communications are processed promptly.

4. All action elements within the EOC maintain detailed logs of actions to include; date, time, situation and or action required, response taken or directed, and any other information of operational nature or of value in establishing cost or settling claims following termination of the disaster. Emergency status, damage assessment, and other pertinent information is also displayed.

C. Organizations

1. **Executive Board**

- Chairperson of the Board of Morgan County Commissioners;
- City and Town Mayor(s);
- Morgan County Emergency Management Director;
- City and Town Emergency Management Director(s);
- Morgan County Sheriff;
- City and Town Chief(s) of Police;
- City, Town, and Fire District Chiefs;
- Morgan County Attorney.

2. Emergency Management Board

The Emergency Management Board, (EMB) will develop policy measures relating to emergency management and commitment of resources, and advise the Board of County Commissioners in case of an emergency. The board members are senior level officials:

- Board of Morgan County Commissioners (Chairperson also chairs the EMB);
- City and Town Mayor(s);
- City and Town Council members and City Manager(s);
- Morgan County Emergency Management Director;
- City and Town Emergency Management Director(s);
- Morgan County Sheriff;
- City and Town Chief(s) of Police;
- City, Town, and Fire District Chiefs;
- Morgan County Attorney;
- Morgan County Planning Officer;
- Morgan County Social Services Officer;
- Northeast Colorado Health Department Designee;
- Superintendent(s) of school district(s);
- Senior appointed county and city officials serve as staff advisors and action officials;
- Others as needed.

3. Emergency Operations Center (EOC)

A Morgan County Emergency Operations Center functions as the cohesive center of information and communications for dealing with a disaster emergency. The EOC functions under the direction of the Emergency Manager with a staff of emergency operations and communications trained people. (See also Annex A: Direction and Control.) The Morgan County EOC and alternate EOC are located at:

Emergency Operations Center	**Alternate EOC**
231 Ensign Street	1000 East Railroad ave.

4. Incident Command System

The Morgan County Incident Command system includes a mobile command post for coordination of on-site operations. It is the responsibility of the Incident Commander and includes all appropriate response forces. (See also Annex A: Direction and Control.)

SECTION IV: ORGANIZATION AND ASSIGNMENT OF RESPONSIBILITIES

Most of the departments and agencies within local government have emergency support functions (ESF) in addition to their normal operations. Additional details and expectations are outlined in supporting ESF annexes. Each department or agency is responsible for developing and maintaining its own emergency management procedures.

- General responsibilities are outlined in this section of the EOP.
- Specific responsibilities and/or tasks are outlined in the annexes of this plan.
- Various organizations that are not a part of local government are also listed.

A. Executive Management and Policy

1. Board of Morgan County Commissioners

As the chief executive and governing body in Morgan County is responsible to:

a. Implement the Morgan County Emergency Operations Plan, all or in part, as the situation requires.

b. Direct and control all Morgan County agencies before, during, and after a disaster (through the EMB).

c. Monitor status of mutual aid agreements

d. Implement an emergency public information service to provide accurate disaster information to the public. The Chairman of the Board, if available, will make all public information announcements.

e. Issue official orders or public proclamations relative to the disaster emergency (through the EMB), such as evacuation directives, establishment of curfews, and enactment of price controls.

f. Issue formal declaration of a county emergency or disaster.

g. Issue formal requests to the Governor's Office (through COLORADO DEPARTMENT OF PUBLIC SAFTEY/DEPARTMENT OF HOMELAND SECURITY and EMERGENCY MANAGEMENT) for the declaration of a state emergency for the purposes of obtaining state and/or federal assistance.

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h. Establish policy for expenditure of funds and for the management of distribution of resources during the emergency.

i. Approve and commit Morgan County resources and funds for disaster or emergency purposes.

2. Morgan Emergency Management Board (EMB)

As the primary advisory board to the County Commissioners, and Chief Executives of political subdivisions and key county agencies, the Emergency Management Board (EMB) will:

a. Monitor and support operations of city and county departments and agencies during all phases of the disaster emergency.

b. Monitor and support implementation of the Morgan County EOP and mutual aid agreements.

c. Issue public proclamations on emergency matters such as evacuation and movement to shelters.

d. Monitor and support the Incident Command System.

e. Establish the Emergency Public Information service (Annex D).

f. Implement policy for emergency funding, control of expenditures, and allocation of resources to achieve optimum utilization.

g. Evaluate the disaster emergency in terms of the need for a disaster declaration, advising the Chairman, Board of Morgan County Commissioners.

B. Core County Emergency Management Agencies and Coordinators

1. Morgan County Administrator

The Morgan County Administrator is responsible primarily for continuation of regular services during an emergency, and for resource and personnel support to emergency operations.

a. Coordinate with department managers to provide continuity of goverment services throughout the emergency to the greatest degree possible.

b. Serve as Resource Management Coordinator (see especially Annex H: Resource Management) in the event of an emergency large enough to warrant a specialized resource management function. Provide services and oversee staff required to:

(1) Assess emergency resource requirements;

(2) Source and obtain emergency resources

(3) Store, transport, and distribute emergency resources

(4) Maintain financial and legal accountability for resource transactions.

c. Coordinate with department managers to obtain and reassign County personnel as necessary to augment emergency staff and continue regular services as much as possible.

(1) Coordinate with volunteer organizations and individual volunteers to identify, obtain, and assign volunteers as needed to supplement County staff.

2. Morgan Emergency Manager (ESF 5)

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The Morgan County Emergency Manager will:

a. Keep the Board of Morgan County Commissioners apprised of overall readiness of Morgan County to respond to all types of disaster emergencies.

b. In an emergency situation, act as coordinating staff advisor to the Board of Morgan County Commissioners, the EMB, and other Morgan County officials as required, to include:

(1) Assuming responsibility to keep County Commissioners informed of the situation;

(2) Emergency situation assessment and recommendations to the County Manager and County Commissioners concerning the need for local disaster declarations, travel restrictions, curfews or other temporary social restrictions;

(3) Preparation of situation reports and damage assessment reports for the County Manager and County Commissioners;

(4) Technical support to EOC staff and other county personnel with respect to resource management, damage assessment, intergovernmental coordination, disaster recovery, hazard mitigation and other emergency management functions, as needed;

(5) Coordinating the provision of mass care needs for personnel performing medical duties during catastrophic emergencies.

c. Serve as manager of the Morgan County Emergency Operations Center (EOC), to include:

(1) Arranging for staffing the EOC and support of the EMB during the emergency;

(2) Activating and managing the EOC in an emergency, as directed by the Board of Morgan County Commissioners;

(3) Notification of emergency personnel;

(4) Designating alternate EOC(s) as required;

(5) Ensuring that communications, warning, and other necessary operations support equipment is readily available for use in the alternate EOC.

d. Manage liaison and coordination with external government agencies and private sector entities, to include:

(1) Coordination of mutual aid and outside assistance;

(2) Establishment of communications with the Colorado Office of Emergency Management (DHSEM) in order to provide situation reports and forward any and all requests for state assistance;

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(3) Consider a weather support request to the National Weather Service office in Boulder for events such as large fires, hazmat, search and rescue, large public gatherings or when requested by incident command.

(4) Liaison and coordination of with adjacent jurisdiction emergency management directors to ensure integrated emergency plans;

(5) Liaison and coordination of Morgan County's disaster planning and operations with area industrial installations, public utilities, and welfare agencies;

(6) Coordination of volunteer support efforts to include the activities of volunteers from outside the county, and the assistance offered by unorganized volunteer and neighborhood groups within the county.

e. Ensure Emergency Operations Plan maintenance, training, and exercises, to include:
   (1) Development, revision, distribution, and follow-up of all elements of the Morgan County EOP;
   (2) Conduct or coordination of training programs and exercises as necessary to maintain and improve the general disaster readiness posture of all elements of Morgan County's disaster response organizations, followed by update of the EOP.

f. Assume responsibility as Desegnated Emergency Response Authority (DERA) for hazardous substance spills in unincorporated areas of Morgan County.

g. Develop an Emergency Alert System (EAS) access and use plan.

h. Afer-Action Reporting. Following major incidents or exercises, the County may complete an After-Action Report in conjunction with the lead jurisdiction or emergency support function lead to capture strengths, gaps, and needed improvements. When needed, an Improvement Plan will assign actions, responsibilities, and timelines. Emergency Management leads the process and updates this plan as needed.

3. Morgan County Sheriff (ESF 13)

The Morgan County Sheriff is responsible to:

a. Establish and maintain law and order throughout Morgan County within their respective jurisdictions.

b. Implement the Incident Command System (ICS), including determining the locations of Incident Command Posts (ICPs) and establishing necessary positions and functions (i.e., planning, finance, logistics, operations and public information), to include:
   (1) Assessment of emergency conditions and determination of required levels of immediate assistance;
   (2) Coordination of communications and provision of communications staff support for field command post(s);
   (3) Provision of law enforcement, traffic control, and access control within the disaster area(s) and in other areas of the county;
   (4) Provision of security measures at ICPs, EOCs, and in disaster-impacted areas.

c. Implement available public warning measures to warn the public regarding the nature of the emergency or disaster.

d. Maintain contact with Morgan County's Communications Center on established frequencies.

e. Direct and coordinate search and rescue activities (Sheriff's Office).

f. Establish a traffic control plan to meet potential threat needs.

g. Prepare for (pre-planning), direct (in coordination with Emergency Executive Board), and conduct evacuation of all or part of an area, to include:
   (1) Coordination with Emergency Management Director/American Red Cross to assure availability of shelters for evacuees and food/clothing/medical support;
   (2) Designating evacuation routes and modes of transportation;
   (3) Securing evacuation routes (traffic control points and road blocks);
   (4) Coordinating and providing transportation to include transportation resources required, number of people to be moved, location of staging areas and rest areas;
   (5) Arranging for evacuation of special populations (nursing homes, disabled/infirm, handicapped, jail population, people in institutions, etc.).
   (6) Coordinating with Social Services and the American Red Cross in this effort to assure adequate housing, food, and medical resources are available.
   (7) Providing security for evacuated areas, and in areas accommodating evacuees, such as reception centers, lodging and feeding facilities, and emergency shelters;
   (8) Coordinating road service support in movement of population (evacuation/shelter).

h. Direct wildland fire suppression in private, unincorporated areas and on state land in Morgan County.

i. Direct hazardous materials accident response and incident control in unincorporated areas of the county.

j. Direct hazardous materials planning, education, response and cleanup, in cooperation with Morgan County fire districts and departments and the Office of Emergency Management.

4. Morgan County Director of Public Works (ESF 1&3)

The Morgan Director of Public Works is responsible to:

a. Manage public works resources and direct public works operations, to include:
   (1) Central control and repair of all transportation assets for maximum emergency utilization of all county vehicles, facilities, heavy equipment, fuels, supplies, and assigned county personnel;
   (2) Transportation services in support of emergency response and recovery efforts, e.g., movement of county personnel, equipment and supplies to designated staging areas;
   (3) Clearing major thorough fares and removal of debris to permit emergency operations, with priority assigned to critical emergency services life lines;
   (4) Providing emergency sources of electricity, gas and potable water for essential Morgan County and relief activities;

(5) Providing emergency traffic engineering and control measures including barricades, street flares, and marking of emergency traffic routes and dangerous areas in coordination with the sheriff's department;

(6) Providing personnel and heavy equipment to support search and rescue operations.

b. Manage operation, maintenance, and repair of county infrastructure, to include:

(1) Assisting the Morgan County Commissioners and EMB to establish priorities for repair of damaged infrastructure;

(2) Restoration of damaged county roads and bridges and other public services and facilities;

(3) Coordinating repair of the sewer system and sewage disposal plants.

c. Coordinate with private sector utilities (e.g., power and gas) on shutdown and service restoration, to include:

(1) Ensuring emergency shutdown of utilities to prevent damage;

(2) Monitoring repair of electrical, gas, and water distribution systems;

(3) Coordinating with private sector utilities and contractors for use of private sector resources in public works-related operations.

d. Develop damage assessment information, to include:

(1) Provision of personnel for structure and facility inspections to determine safety of individual structures, businesses, residences and public buildings and to identify needed repairs (or to implement condemnation procedures when necessary);

(2) Participation with representatives of other county departments on Morgan County damage assessment team at EOC and on local-state field damage survey teams, as needed.

e. Assist in facilities protection and emergency repairs to county public buildings, roads, hospitals, utilities and other essential facilities.

f. Assist in decontamination of facilities, areas, roadways, and equipment during a radiological environment or a hazardous material spill.

5. Fire Departments and Fire Protection District Chiefs (ESF 4)

Fire departments and fire protection district chiefs will be responsible to:

a. Conduct all regularly assigned functions relating to fire prevention and control to minimize loss of life and property due to fire.

b. Establish fire district command posts and maintaining continuous communications between all such command posts, the Forward Command Post and the EOC.

c. Establish and maintain continuous communications with the sheriff's department and/or appropriate police department during any incident period.

d. Assist in the conduct of all types of rescue operations.

e. Assist in warning public of impending danger and evacuating, as necessary, potential danger areas within zone responsibility, and providing fire security in evacuated areas.

6. Morgan County Communications Coordinator (ESF 2)

The Morgan County Communications Coordinator ensures that all organizations and the public are warned of an emergency as effectively and quickly as possible (see especially Annex B: Communications).

The Communications Coordinator is specifically responsible to

a. Notify appropriate responding agencies of the emergency.

b. Coordinate all radio traffic.

c. Obtain the assistance of amateur radio operators in establishing a logistics and resources communications net. Coordinate volunteer amateur resources used for backup communications and additional radio frequencies.

d. Keep the EOC updated and current of any information pertinent to the incident or emergency.

region.

7. Morgan County Warning Coordinator

The Warning Coordinator is responsible to ensure that all organizations and the public are warned of an emergency as effectively and quickly as possible (see especially Annex C: Warning). In MorganCounty, the Warning Coordination role is filled by the Morgan County agency assigned by the Board of County Commissioners.

8. Morgan County Public Information Officer (ESF 15)

The Morgan County Public Information Officer ensures that the public receives appropriate and timely information for emergency preparation, survival, response, and recovery. (see especially Annex D: Public Information). The Public Information Officer will:

a. Advise the Morgan County Commissioners and Emergency Manager on matters of emergency public information (EPI).

b. Release public information as ordered by the Morgan County Commissioners by whatever means possible - radio, telephone, newspaper, etc.

c. Establish and maintain a working relationship with local media.

d. Prepare a call-down list for disseminating EPI to groups that do not have access to normal media.

e. Prepare emergency information packets for release; distribute pertinent materials to local media prior to emergencies; and ensure that information needs of visually impaired, hearing impaired, and non-English speaking audiences are met.

9. Morgan County Evacuation Coordinator

The Morgan Evacuation Coordinator is responsible to ensure that any evacuations are carried on as efficiently and safely as possible (see especially Annex E: Evacuation). In Morgan County, the Evacuation Coordination role is filled by the Morgan County Sheriff.

10. Morgan County Mass Care Coordinator (ESF 6)

The Morgan Mass Care Coordinator addresses mass care, emergency assistance, housing and human services and is responsible to ensure that any assistance is carried on as efficiently and safely as possible (see especially Annex F: Mass Care). In Morgan County, the Mass Care Coordination role is filled by Morgan County Department of Human Services and the American Red Cross.

11. Morgan County Health and Medical Coordinator (ESF 8)

The Morgan Health and Medical Coordinator ensures that all health and medical organizations and resources are depolyed as effectively and efficiently as possible (see especially Annex G: Health and Medical and Annex M: Mass Casualty). In Morgan County, the Health and Medical Coordination role is filled by the Northeast Colorado Health Department and/or Morgan County Ambulance Service.

The Health and Medical Coordinator is specifically responsible to:

a. Coordinate outside health and EMS Council resources providing assistance to Morgan County, in cooperation with EMS agencies.

b. Assist EOC staff in assessing overall health and medical resource needs during response and recovery operations and maintenance of situation status information within the EOC.

c. Provide environmental health services and technical support, including the identification of chemical hazards, sources of contamination, or unsanitary conditions that present health hazards to the general public; establish and provide staffing for public health services in designated shelters as directed.

Note: In the event that the Northeast Colorado Health Department is not available during a disaster the above responsibilities may be assumed by the Morgan County Ambulance Service

C. Supporting Morgan County Agencies

1. Directors and Heads of Morgan County Departments and Agencies

Directors and heads of Morgan County Departments and Agencies will:

a. Prepare and keep current department plans, emergency organizations, and SOP as needed to cope with disasters that might occur in Morgan County, and to assure continuity of governmental operations.

b. Identify functions to be performed in time of emergency and assign operational responsibility.

c. Be prepared to provide staff members to the Emergency Operations Center to coordinate their emergency response functions with those of other agencies represented therein.

d. Ensure that the Emergency Management Board is kept informed of the situation during emergencies by reporting events and activities to the Emergency Operations Center in a timely fashion.

2. Morgan County Search and Rescue (ESF 9)

Morgan Search and Rescue is responsible to support the Sheriff's Department and other first responders in search and rescue operations as required (see especially Annex K: Search and Rescue).

3. Northeast Colorado Health Department

The Northeast Colorado Health Department supports the Health and Medical Coordinator as required (see especially Annex G: Health and Medical).

4. Morgan County Schools

Morgan County school district administrators are responsible to:

a. Provide for the safety of students and staff.

b. Develop and periodically exercise a student evacuation plan.

c. Provide school bus support for evacuation and other life-saving purposes, when so directed by the Emergency Management Board.

d. Coordinate with designated shelter management personnel when use of the schools and/or their food stocks is directed for emergency care requirements, e.g., feeding and or sheltering.

See especially Annex E: Evacuation and Annex F: Mass Care.

5. Morgan County Planning Department (ESF 14)

The Morgan County Planning Department will be responsible to:

a. Provide personnel for structure and facility inspections to determine safety of individual structures (businesses, residences, and public buildings) and to identify needed repairs (or to implement condemnation procedures when necessary).

b. Receive and plot current data concerning the extent and type of building and road damage resulting from a disaster and maintain updated data throughout the recovery process; provide briefings on current situation status to the Commissioners and the EOC as required.

c. Prepare and publish, with the assistance of the Office of Emergency Management, damage assessment reports for local, state and federal dissemination as required.

d. Participate with other departmental representatives on County damage assessment team at EOC and on local-state field damage survey teams, as needed.

e. Participate in long-term disaster recovery and hazard mitigation planning to ensure the compatibility of community redevelopment plans and hazard mitigation measures with the comprehensive County land use plan and other community development plans. See especially Annex I: Damage Assessment.

6. Morgan County Environmental Health Department

The Morgan County Environmental Health Department supports the Health and Medical Coordinator as required (see especially Annex G: Health and Medical).

7. Morgan County Department of Human Services (ESF 6)

The Morgan County Department of Human Services is responsible to:

a. Advise the Emergency Management Board on all social services matters.

b. Assist the American Red Cross, Salvation Army and other volunteer organizations in the provision of emergency shelters, temporary housing and other assistance to displaced citizens.

c. Assist in coordinatation of resources of emergent or spontaneous volunteers (i.e., match available resources with individual needs).

d. Coordinate resources for stress counseling/crisis counseling for disaster victims and disaster relief workers, as needed.

e. Provide public education materials related to community disaster recovery and reentry by citizens into disaster-impacted structures and neighborhoods (e.g., safety of stored goods, removal of mildew, cleaning of smoke damages, etc.

f. Administer Individual and Family Grant Program in Presidentially-declared disasters in Morgan County.

See especially Annex F: Mass Care and Annex G: Health and Medical.

8. Morgan County Mental Health Agencies (ESF 8)

Centennial Mental Health Center supports the Health and Medical Coordinator as required (see especially Annex G: Health and Medical).

9. Animal Care and Control Agency/ Morgan County Extension Ofice(ESF 11)

The Morgan County CSU Extension Office will:

a. Establish measures for animal care and control, to include:
   (1) Coordination of animal relief measures;
   (2) Assurance of animal care;
   (3) Search for animals' owners;
   (4) Evacuation;
   (5) Shelter;
   (6) Medical treatment;
   (7) Search and rescue;
   (8) Other animal issues as required.

b. Coordinates preparedness activities with the appropriate public and private sector organizational representatives, to include providing for protection, evacuation, and care of:
   (1) Companion and service animals;
   (2) Pets;
   (3) Livestock;
   (4) Wildlife;
   (5) Animals in zoos and aquarium parks;
   (6) Animals in animal shelters;
   (7) Animals in animal research facilities;
   (8) Animals in university medical and animal science centers;
   (9) Animals in pet stores;
   (10) Other animals as required.

c. Form emergency response teams (evacuation, shelter, medical treatment, search and rescue, etc.) to accomplish necessary actions during response operations.

d. Assist shelter managers with problems associated with evacuated persons bringing companion animals, pets, or livestock to shelter facilities.

e. Provide for disposal of dead animals as appropriate.

See especially Annex E: Evacuation, Annex F: Mass Care, and Annex L: Animal Care and Control.

10. Morgan County Attorney

The Morgan County Attorney will:

a. Provide legal counsel and assistance to Morgan County Commissioners and to other county officials before, during and after disaster and emergency incidents in the county.

b. Become familiar with those laws of the State of Colorado and the Federal government that apply to disasters or emergencies.

c. Prepare legal documents (disaster declarations, curfews, price controls) as required.

d. Review and approve emergency purchasing/procurement contacts and agreements as required.

See especially Annex A: Direction and Control, and Annex H: Resource Management.

11. Morgan County Chief Financial Officer (ESF 5)

The Chief Financial Officer will:

a. Establish and maintain an incident-related financial record keeping system to ensure resource tracking, record-keeping and documentation of disaster-related costs and financial commitments. Follow guidance for emergency purchase and procurement outlined in Morgan County Purchasing Policy Manual.

b. Assist the EMB as needed, to include.

(1) Procurement of emergency-related supplies and materials and administration of vendor contracts for emergency services, land use, and equipment.

(2) Participation with other departmental representatives on county damage assessment team at EOC and on local-state field damage survey teams, as needed;

(3) Assessment and assistance in dealing with county insurance contracts, burn rates, reimbursements, records retention and issues with finance management plans.

See especially Annex H: Resource Management.

12. Morgan County Coroner (ESF 8)

The Morgan County Coroner and staff will:

a. Develop plans and procedures to expand morgue and mortuary services.

b. Establish and maintain a system for body identification, verification, and disposition of deceased victims.

c. Protect personal effects with the deceased at the time of death.

d. Notify relatives of the deceased.

e. Provide rosters of fatalities to news media and law enforcement agencies.

See especially Annex G: Health and Medical and Annex M: Mass Casualty.

Commented [RD17]: For Measure 15.1 "references the existence of such policies to guide financial disaster needs"

Deleted: ;

Commented [RD19]: For Measure 15.11 and use "established practice" should be at least partially included

Commented [RD20]: Measure 15.6 Burn rates "assigns responsibility for maintaining situational awareness of financial spending rates and funds availability" partially included

Commented [RD21]: Measure 15.7 Reimbursement. Partially included

Commented [RD22]: Measure 15.8 Records Retention. Partially included

Commented [RD23]: Measure 15.9 Finance Mgt. Plan. Partially included

13. Morgan County Clerk and Recorder

The Morgan County Clerk and Recorder will be responsible to:

a. Preserve and secure vital records;

b. Assist the EMB as needed.

See especially Annex H: Resource Management and Annex I: Damage Assessment.

14. Morgan County Assessor (ESF 14)

The Morgan County Assessor will be responsible to:

a. Establish and maintain a system for damage assessment;

b. Assist the EMB as needed.

See especially Annex I: Damage Assessment.

D. Other Local, State, and Federal Agencies

1. Municipalities and Municipal Agencies

Municipalities and Municipal Agencies will prepare and execute Emergency Operations Plans as appropriate for their own jurisdictions, and will conduct mutual aid and otherwise support and coordinate with County agencies as required.

2. Colorado State Patrol

The Colorado State Patrol will maintain public safety and law enforcement in state jurisdictions, and aid, support, and coordinate with the Sheriff's department and other law enforcement agancies in the County as required.

3. Colorado National Guard

The Colorado National Guard will:

a. Secure all Guard facilities;

b. Provide equipment and personnel on a mission basis as directed by the Governor.

See especially Annex E: Evacuation, Annex F: Mass Care, and Annex G: Health and Medical.

4. Civil Air Patrol

The Civil Air Patrol may assist the Sheriff's Department in airborne search and rescue operations as required (see especially Annex K: Search and Rescue).

5. Other State Agencies

Other State Agencies will prepare and execute Emergency Operations Plans as appropriate for their own jurisdictions, and will conduct mutual aid and otherwise support and coordinate with County agencies as required.

6. Federal Agencies

Federal Agencies will prepare and execute Emergency Operations Plans as appropriate for their own jurisdictions, and will conduct mutual aid and otherwise support and coordinate with County agencies as required.

a. The Federal Emergency Management Agency (FEMA) has specific responsibilities for consequence management in Presidentially declared emergencies, and will be the lead federal agency in response and recovery.

b. The Federal Bureau of Investigation (FBI) has specific responsibilities for crisis management in some emergency situations, notably emergencies involving terrorism.

E. Volunteer Organizations

1. American Red Cross

The American Red Cross is designated as the Mass Care Coordinator in Morgan County. The American Red Cross will be responsible to:

a. Provide immediate assistance to disaster victims, including food, water, shelter, clothes, physical and mental health counseling and referrals in conjunction with appropriate Morgan County agencies. .

b. Establish and manage emergency shelters for mass care, in cooperation with the Morgan County Department of Social Services and affected municipalities, including registration, feeding, lodging, and responding to public inquiries concerning shelter residents.

c. Provide temporary and immediate housing for displaced disaster victims.

d. Provide food, beverages, and other assistance to emergency response personnel and emergency relief workers.

e. Provide damage assessment information upon request.

f. Coordinate mental health services (in cooperation with the Morgan County Department of Social Services).

See especially Annex F: Mass Care and Annex G: Health and Medical.

2. Salvation Army (ESF 6)

The Salvation Army will be responsible to:

a. Provide immediate assistance to disaster victims, including food, water, counseling services, and pastoral care.

b. Provide food, water and other assistance to emergency response personnel and emergency relief workers.

c. Manage donated goods, including cash, food, cleaning supplies, blankets, building materials, tools, work gloves, toiletries, and personal items.

See especially Annex F: Mass Care.

3. Other Volunteer Agencies

Other agencies will assist Morgan County with volunteer resources, including, but not limited to assistance with communications, donations, coordination of recovery assistance to victims, documenting exigent volunteer resources, and providing personnel for EOC operational duty and coordination with community volunteer organizations.

a. Communications organizations such as the Radio Amateur Civil Emergency Service (RACES) and the Amateur Radio Emergency Service (ARES) will support the Communications Coordinator or other agencies in establishing and maintaining emergency communications capabilities to supplement normal communications as required (see especially Annex B: Communications).

b. Clergy will prepare religious activities for victims or others involved in an emergency or disaster.

F. Private Sector Organizations

1. Morgan County Hospitals and Ambulance Services (ESF 8)

Morgan County Hospitals will:

a. Provide emergency medical services in the county for the seriously wounded or ill, according to the triage plan.

b. Coordinate the transporting of patients to other facilities;

c. Coordinate with the Emergency Operations Center upon activation.

d. Keep complete records of patients who have been treated or transported.

See especially Annex G: Health and Medical and Annex M: Mass Casualty.

2. **Morgan County Ambulance and Emergency Medical Services (ESF 8)**

   Morgan County Hospitals and Ambulance Services will:

   a. Provide emergency medical services in the county for the seriously wounded or ill, according to the triage plan.

   b. Coordinate the transporting of patients to other facilities; and

   c. Coordinate with the Emergency Operations Center upon activation.

   d. Keep complete records of patients who have been treated or transported.

   See especially Annex G: Health and Medical and Annex M: Mass Casualty.

3. **Emergency Alert System (EAS) Radio and Television Stations**

   Emergency Alert System (EAS) radio and television stations are contracted to disseminate emergency warnings as directed by the Warning Coordinator or other appropriate County authority. These stations will also participate in disseminating emergency public information in cooperation with the Public Information Officer (see especially Annex C: Warning and Annex D: Public Information).

4. **Local Media Organizations**

   Local Media Organizations that are not part of the EAS will participate in disseminating emergency public information in cooperation with the Public Information Officer. They may also assist in warnings (see especially Annex C: Warning and Annex D: Public Information).

5. Private Utilities

   Public Utilities, including electrical, natural gas, and telephone will shut down service to affected areas as needed, and expedite restoration of public facilities and utilities in priorities dictated by the situation.

6. **Dam/Reservoir Owners**

   Dam and reservoir owners will prepare and execute Emergency Operations Plans as required for their operations, provide proper maintenance and professional operation of their facilities, and provide timely warning of any potential emergencies to the Emergency Manager and Sheriff's Department (see Annex S: Flood/Dam Failure).

7. **Irrigation Ditch Companies**

   Irrigation Ditch Companies will provide proper maintenance and professional operation of their facilities, and provide timely warning of any potential emergencies to the Emergency Manager and Sheriff's Department (see Annex S: Flood/Dam Failure).

8. Livestock Owners ESF(11)

Livestock owners are expected to cooperate with Morgan County agencies in all matters concerning human and animal safety with regards to livestock, especially to notify the Colorado State Veterinarian immediately in the case of suspected foreign or other animal diseases with potential to escalate to emergency levels.

G. All Tasked Organizations

a. Adhere to all professional and legal standards in the performance of duties.

b. Provide for continuity of services.
   (1) Ensure that personnel are assigned to emergency and continuing operations, and that key backups are identified.
   (2) Identify alternate facilities and sources of equipment in case normal facilities cannot be used in an emergency.
   (3) Ensure that vital records are stored off site and backed up so as to be available in an emergency.

c. Prepare and maintain detailed emergency SOP that include:
   (1) Call-down rosters for notifying personnel;
   (2) Step-by-step procedures for performing assigned tasks;
   (3) Telephone numbers and addresses/locations of similar services in other jurisdictions;
   (4) Telephone numbers, addresses, type, quantity, location, and procedures for obtaining transportation resources from Federal, State, local, and private organizations;
   (5) A listing of the radio communications call signs and frequencies that each responding organization uses.

d. Provide training and exercises as required to ensure competent execution of responsibilities under this Plan.

Table IV-1: Organizational Responsibilities for Major Response Functions

P = Primary Responsibility
S = Support Responsibility

	Direction and Control	Communications	Warning	Emergency Public Information	Evacuation / Transportation	Mass Care	Health and Medical	Resource Management	Damage Assessment	Law Enforcement and Correction	Search and Rescue	Animal Care and Control	Mass Casualty	Debris Management
Morgan County Commissioners	P	S	S	S	S	S	S	S	S	S	S	S	S	S
Emergency Management Board	S	S	S	S	S	S	S	S	S	S	S	S	S	S
County Administrator	S	S	S	S	S	S	S	S	S	S	S	S	S	S
County Departments and Agencies	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Emergency Management Director	S	S	S	S	S	S	S	P	S	S	S	S	S	S
Morgan County Sheriff	S	S	S	S	P	S	S	S	S	P	P	S	S	S
Director of Public Works	S	S	S	S	S	S	S	S	S	S	S	S	S	P
Fire Protection Districts	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Health and Medical Coordinator	S	S	S	S	S	S	P	S	S	S	S	S	S	S
Department of Human Services	S	S	S	S	S	P	S	S	S	S	S	S	S	S
Morgan County Coroner	S	S	S	S	S	S	S	S	S	S	S	S	P	S
Chief Financial Officer	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Morgan County Clerk and Recorder	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Morgan County Assessor	S	S	S	S	S	S	S	S	P	S	S	S	S	S
Morgan County Planning Department	S	S	S	S	S	S	S	S	S	S	S	S	S	S
School District	S	S	S	S	S	S	S	S	S	S	S	S	S	S
American Red Cross	S	S	S	S	S	P	S	S	S	S	S	S	S	S
Salvation Army	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Hospitals and Ambulance	S	S	S	S	S	S	S	S	S	S	S	S	P	S
County Communications Center/911	S	P	P	S	S	S	S	S	S	S	S	S	S	S
County Attorney	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Public Information Officer	S	S	S	P	S	S	S	S	S	S	S	S	S	S
Animal Care / Extension Office	S	S	S	S	S	S	S	S	S	S	S	P	S	S
Colorado National Guard	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Other Emergency Services Agencies	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Volunteer Agencies	S	S	S	S	S	S	S	S	S	S	S	S	S	S
All Tasked Organizations	S	S	S	S	S	S	S	S	S	S	S	S	S	S

SECTION V: ADMINISTRATION AND LOGISTICS

A. Administration

1. Overall responsibility for administration of emergency operations and the EOC is a cooperative effort of the Incident Coomander (on-scene) and the Emergency Manager (support), under the direction of the Board of Morgan County Commissioners, as specified in Sections III and IV of this Plan. Specific administrative responsibilities for individual emergency operations functions are described in the Functional Annexes (Annexes A through M) of this Plan.
2. Normal government services, practices, and procedures will be continued under emergency conditions to the greatest extent possible. Individual department heads will be responsible for this, with the support of the Morgan County Administrator.
3. All departments not directly tasked with emergency operations functions will make staff available to assist with emergency operations or fill in for staff in emergency departments as much as possible. The Morgan County Administrator will coordinate temporary personnel needs assessment and reassignment, as well as efforts to obtain and assign volunteers.
4. During emergency operations, efforts will be made to document each transaction so that records can be reconstructed and claims properly verified after the emergency period has passed.
5. To the extent consistent with law, no administrative process will be permitted to interfere with operations essential to preventing injury, loss of life, and significant property damage.
6. Relevant liability provisions

B. Logistics

1. Critical industries, businesses, and workers will be notified of their critical status and responsibilities and directed to develop SOP detailing their emergency assignments. These are identified at each Functional and Hazard-Specific Annex.
2. County Fire Departments have entered into a county-wide cooperative agreement to assure adequate material and personnel support and response in the event of emergencies. Cooperative agreements will be activated according to the procedures listed in the agreements.
3. Interjurisdictional resources available for emergency operations in the Northeast Colorado region are coordinated through neighboring emergency management agencies.
4. Requests for state assistance will be made according to section III.A.2 of this Plan. Request for federal assistance should be coordinated through the Colorado Office of Emergency Management at 1-303-279-8855.

5. Impediments to Emergency Operations.
   a. Potential impediments to any emergency operation, such as physical barriers, time, and lack of transportation resources are addressed in hazard specific annexes and organizational SOP.
   b. Overcoming unforeseen impediments is the responsibility of the Incident Commander in cooperation with officials of the affected jurisdictions(s) if the EOC is not activated.
   c. If the EOC is activated, the Incident Commander should request assistance in resolving the difficulties through the Emergency Manager or the Coordinator identified in the appropriate Functional or Hazard-Specific Annex.
6. Resources.
   a. Specific policies for managing resources are covered in Annex H (Resource Management).
   b. Any resources needed in excess of resources available in the department or through normal mutual aid will be obtained through the Resource Manager.
   c. The Resource Manager will provide for obtaining resources and maintain records of all transactions as described in Annex H.
   d. In the event that County personnel must use or damage private property or resources in emergency operations, owners will be compensated to the greatest degree possible consistent with policies.
7. Each County department will manage and use its own internal resources before requesting additional resources. If additional resources are required, they will be obtained in the following order:
   a. Normal mutual aid of the affected department;
   b. Resources of other County departments;
   c. State or other interjurisdictional resources made available through requests for assistance;
   d. Resources obtained by purchase or donation through the Resource Management function as described in Annex H.
   e. Other private resources;

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C. Continuity of Government

1. Lines of Succession

Morgan County will provide continued government and services through all phases of an emergency. In the event that any key members of government in unavailable, overall responsibility for leading the emergency response and recovery will pass along the following line of succession.

1. Morgan County Commissioners
   a. Chairman of the Board of County Commissioners

b. Any other available County Commissioner

2. Morgan County Sheriff's Department
3. City or Town Mayor or then City Manager closest to the incident

2. Facilities and Services

All directors and heads of Morgan County Departments and Agencies will assure continuity of their department operations, including:

1. Identification of priority services;
2. Assignment of emergency personnel;
3. Protection of vital records;
4. Identification of alternate facilities and relocation if required.

D. Plan Development and Maintenance

The Emergency Manager is responsible for maintaining this Morgan County Emergency Operations Plan.

1. Review and Revision

The Emergency Manager will conduct a detailed review of this Plan and make appropriate revisions annually:

1. As required, revisions will be circulated in draft form for review by affected agencies prior to adoption.
2. Agencies will return draft review with comments, agreement, or proposed changes in a timely manner.

2. Distribution

Completed revisions will be numbered and distributed per the Distribution list on page vi.:

1. Agencies receiving revisions will:
   a. Note the change(s) page viii of this Plan;
   b. Insert the new pages into the Plan copy;
   c. Remove and return the old pages to the Emergency Manager.
2. Agencies receiving revisions will review Plan revisions, and develop or revise SOP as required by any changes in their mission or tasking.

3. Training and Exercises

The Emergency Manager may provide for regular exercises and training sessions to ensure that provisions of the plan are well understood by all departments and offices with assigned responsibilities and that they are proficient in carrying out associated duties and tasks.

Departments, offices and other organizations with responsibilities identified in the plan are responsible for ensuring that their staffs are familiar with provisions of the plan and adequately trained to carry out emergency assignments. Staff participation in periodic exercises provides the best opportunities for refining plans and procedures in preparation for actual disaster and emergency events.

4. Legal Basis for Emergency Operations

Morgan County's authority to conduct emergency management activities comes from the Colorado Disaster Emergency Act (C.R.S. 24-33.5-700 series), which assigns counties the responsibility to prepare for, respond to, and recover from emergencies and disasters. Additional authority is provided through Morgan County resolutions and ordinances that establish the Office of Emergency Management and outline duties related to preparedness, coordination, and incident support. These authorities give the County the legal foundation to carry out emergency operations and work with local, state, and federal partners.

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Commented [RD24]: Measure 18.1 Narrative for leagal basis. included

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E. Authorities and References

1. Authorities

1. See the individual response and hazard specific annexes to this plan.
2. Federal Civil Defense Act of 1950, Public Law 81-920, as amended.
3. Robert T. Stafford Disaster Relief and Emergency Assistance Act, Public Law 93-288, as amended by Public Law 100-707.
4. Emergency Planning and Community Right-to-Know Act Of 1986, SARA Title III, Sections 301-304, 311-313, 322-325.
5. Hazardous Waste Operations and Emergency Response, 29 CFR 1910. 120, as amended 1992.
6. Hazard Communications, 29 CFR 1910. 1200 as approved June 7, 1989 and amended.
7. Colorado Disaster Emergency Act of 1992, CRS 24-32-2201 as amended.
8. Colorado Intergovernmental Agreement for Emergency Management
9. Compensation Benefits to Volunteer Civil Defense Workers
10. CRS 24-32-2201 as amended.
11. Civil Defense Liability - Public or Private, CRS 24-32-2301 as amended.
12. Disaster Relief, CRS 24-32-2501 as amended.
13. Colorado Emergency Planning Commission, CRS 24-32-2601 as amended.
14. Colorado Hazardous Substance Incidents, CRS 29-22 as amended.
15. Fire Department Special Districts - Powers and Duties, CRS 32-1-1002 (3) as amended.
16. Morgan County Resolution dated February 15, 1967
17. Morgan County EOP Revisement/Update (March 26, 1996)
18. Morgan County EOP Revisement/Updated (Oct 20, 2010)

2. References

1. See the individual response and hazard specific annexes to this plan.
2. Emergency Operations Plans (EOP) of other city and county jurisdictions, on file with the Morgan County Office of Emergency Management.
3. Colorado Department of Local Affairs, Colorado Office of Emergency Management, Colorado State Emergency Operations Plan (revision 6, September 1, 2003).
4. Colorado Department of Local Affairs, Colorado Office of Emergency Management, Disaster Emergency Procedures Handbook for Local Governments.
5. Colorado Department of Local Affairs, Colorado Office of Emergency Management, Disaster Assistance Brochure.
6. Federal Emergency Response Agency (FEMA) 9230.1-PL; Federal Response Plan (FRP) Interim, January 2003.
7. Federal Emergency Management Agency, Guide for the Development of State and Local Emergency Operations Plans, Comprehensive Preparedness Gude 101 V3, CPG 1-8 & CPG 1-8A, September 1990.
8. Federal Emergency Management Agency, State and Local Guide SLG 101, Guide for All-Hazard Emergency Operations Planning, September 1996.
9. National Organization on Disability, Guide on the Special Needs of People with Disabilities for Emergency Managers, Planners, and Responders, Americans with Disabilities Act (ADA).
10. Post-Katrina Emergency Management Reform Act of 2006, Public Law 109-295,120 Stat. 1394 (2006)
11. Federal Emergency Management Agency (FEMA). *National Planning Frameworks.* Washington, DC: U.S. Department of Homeland Security, 2016–2019 series.
12. Homeland Security Presidential Directive–5 (HSPD–5), *Management of Domestic Incidents*, February 28, 2003.
13. Pets Evacuation and Transportation Standards Act of 2006 (PETS Act), Public Law 109–308, October 6, 2006.
14. Presidential Policy Directive–8 (PPD–8), *National Preparedness*, March 30, 2011.
15. Plain Writing Act of 2010, Public Law 111–274, October 13, 2010.
16. Homeland Security Act of 2002, Public Law 107–296, November 25, 2002.
17. Colorado Disaster Emergency Act, Colorado Revised Statutes (C.R.S.) §24-33.5-700 et seq.
18. Colorado Department of Public Health and Environment (CDPHE) and Northeast Colorado Health Department. *Public Health Emergency Operations Plans.* State and Local Guidance, latest revisions.
19. Morgan County School Districts. *Emergency Operations Plans.* Morgan County, Colorado: Various districts, latest revisions.

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| BOARD OF COUNTY COMMISSIONERS 9:00 A.M. |DECEMBER 16, 2025 |
KS LAND LLC AMENDED SPECIAL USE

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  - Current Title Commitment
- **Utilities/Access**
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  - Driveway Permit
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  - Mineral Certification
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  - Sign Posting Pictures & Affidavit

MORGAN COUNTY
PLANNING AND ZONING DEPARTMENT

October 17, 2025

KS Land, LLC
C/O Kasie Smith
11822 Kristi Ln
Overbrook, OK 73453

Sent via email: [redacted]

Dear Applicant:

Your Application for an Amended Special Use permit has been received by our office and will go to review and decision by the Planning Commission and Board of County Commissioners. The hearing for the Planning Commission will be held on **Monday, November 10, 2025 at 6:00 P.M.** The hearing for the Board of County Commissioners will be held on **Tuesday, November 18, 2025 at 9:00 A.M.**

As per Section 2-450 (B) notification sign postings need to occur no later than 10 days prior to each hearing and photographs accompanied by an affidavit to our office no later than 5 days prior to each hearing. One sign facing each public right-of-way adjacent to the property is required. The county will provide (1) sign for each hearing for the entry to the facility. It is up to you to post it.

Planning Commission sign notice dates: **Posted by October 31, 2025**
Pictures and Affidavit by November 5, 2025
Board of County Commissioners sign notice dates: **Posted by November 7, 2025**
Pictures and Affidavit by November 13, 2025
We will have both PC and BCC signs ready to be picked up in our office **October 24, 2025**.

It is necessary that the landowners be present at the hearings to answer any questions the Planning Commission or the Board of County Commissioners may have. If any of the landowners are unable to attend, a letter stating who will be representing them will be needed for each hearing. Do not hesitate to contact us at any time if you have questions.

Do not hesitate to contact us at any time if you have questions.

Sincerely,
Nicole Hay
Nicole Hay
Planning Administrator

FILE SUMMARY

MORGAN COUNTY
PLANNING AND ZONING DEPARTMENT

MORGAN COUNTY BOARD OF COUNTY COMMISSIONERS
FILE SUMMARY
Continued Hearing date – December 16, 2025

LANDOWNERS and APPLICANTS: KS Land, LLC

KS Land, LLC has submitted an application to amend its special use permit for Four X Ranch Gravel Pit, which was originally granted through Resolution 2014 BCC 31. The original SUP was issued for aggregate mining. The amendment would allow for its expansion.

The current permitted area is approximately 33 acres, the expansion will increase the acreage to approximately 77 acres to include a part of the S½NE¼, SE¼, E½SW¼, and SE¼NW¼ of Section 15, Township 5 North, Range 57 West of the 6th P.M., Morgan County, Colorado. The property is zoned Agriculture Production and is in the New Raymer Fire District.

The Four X Gravel Pit Construction Materials Permit expansion has been approved by the Colorado Division of Reclamation, Mining and Safety. A phased mining and reclamation plan has been incorporated in which no more than 30 acres may be disturbed by mining or pre-reclamation phases.

The Planning Commission held a public hearing on November 10, 2025, where the Planning Commission recommended approval on a vote of 5–0 with 1 member absent.

A Board of County Commissioners hearing was held on November 18, 2025, where the Board heard from KS Land, LLC, Public Works and the public. The public hearing was continued to December 16, 2025 in order for County Staff and KS Land, LLC to address access and road maintenance of County Road 21.

Staff are proposing an additional condition for approval as follows:

> Within thirty (30) days of the approval of the permit, the owner shall enter into a road maintenance agreement containing at a minimum the following terms:
>
> 1. Haul route in and out of the property must be from the south of the property along County Road 21. One of two haul routes shall be designated by the agreement: Hwy 52 to CR Y to CR 21 or Hwy 52 to CR AA to CR 21. Truck traffic picking up and hauling gravel from the property for the operations approved under the Permit may not use CR 21 north of the property as a haul route.
>
> 2. Depending on the designated haul route, the owner shall stabilize the portion of all haul route which are county roads by adding road base (up to 12 inches) to handle the truck traffic and any necessary crowning of the road to ensure drainage. The owner shall provide the material and perform the stabilization. The County will inspect the work to ensure it meets this requirement. The work to

stabilize the roads must be completed by May 31, 2026 and should occur during periods of appropriate weather for such work. The owner shall provide the County at least thirty days' notice prior to commencement of the work and coordinate any road closures with the County. Such notice may be made in writing or by calling the Public Works Department. If the stabilization work required interferes with County's road work, the County may alter when the road stabilization work may occur.

3. No parking or stacking of trucks along CR 21 is permitted under any circumstances. The gate located on the owner's property will need to be relocated closer to the pit to allow for stacking or parking on the private road on the property. The County requires the gate be moved to a location that would allow for and not deter parking and stacking on the road to the pit in inclement weather.

4. The owner will need to pay for signage at the exit from its property indicating that the haul route is to the south and that only left-hand turns are permitted to exit the property. The language on the signage will be determined by the County. The County will install the signage.

5. The owner will make certain repairs to the road resulting from damage caused by its use of the haul route.

6. The owner and the County will meet annually to review the condition of the haul route. Based upon the annual review, the County may require the owner to perform stabilization of the county roads in the haul route in conformity with the original stabilization work required above.

7. KS Land may perform blading on the road subject to the following restrictions:

   A. The owner shall notify the Public Works Department at least twenty-four (24) hours prior to any maintenance activity. Notification by phone or other electronic means is acceptable. Any blading of the road surface may not change the haul route's surface type, width, capacity, or drainage features without further written approval by the Morgan County Public Works Department.

   B. The owner is fully responsible for correcting any damage to the haul route caused by the owner or its agent's actions or negligence in performing maintenance activities, including, but not limited to, paying for any and all costs necessary to reclaim any damage that occurs to the haul route to restore the road surface back to its original condition prior to my actions or negligence, to the sole satisfaction of the Morgan County Public Works Department.

   C. Except as authorized by this Agreement, the owner may not undertake other construction or maintenance of any kind on or along any portion of the haul route without the express written consent by Morgan County.

   D. In return for receiving permission to perform the above described maintenance on the haul route, and after due consideration of the inherent risks involved in performing any maintenance on the road, the owner voluntarily agrees to assume all risks of loss that arise out of the owner's or its agent's activities on the haul route in association with this Agreement and the owner releases, and agrees to indemnify and hold harmless Morgan County, the Board of County Commissioners and any of their respective employees, agents and representatives, whether anticipated or unanticipated, from liability for any injury, loss or damage resulting from the owner's or its agent's participation in any maintenance activities contemplated by this Agreement. The owner understands the County in no way waives or intends to waive the limitations on liability which

are provided to the County and its employees under the Colorado Governmental Immunity Act, C.R.S. §§ 24-10-101 et. seq.

Nicole Hay,
Morgan County Planning Administrator

2014 BCC 31

Official Records of Morgan County, CO 089932
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RESOLUTION
2014 BCC 31

A RESOLUTION GRANTING A USE BY SPECIAL REVIEW FOR AN AGGREGATE MINING PERMIT LOCATED IN THE W1/2, W1/2E1/2, SE1/4NE1/4 AND E1/2SE1/4 OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 57 WEST OF THE 6TH P.M., MORGAN COUNTY, COLORADO

WHEREAS, on September 30, 2014, the Board of County Commissioners of Morgan County, Colorado held a public hearing pursuant to the Morgan County Zoning Regulatious on the application of Four X Ranch, for a Special Use Permit for the mining of aggregate material on a parcel of land located in the W1/2, W1/2E1/2, SE1/4NE1/4 and E1/2SE1/4 of Section 15, Township 5 North, Range 57 West of the 6th P.M., Morgan county, Colorado. The property is located 1.4 miles North of County Road AA and East of County Road 21, Fort Morgan, Colorado 80701, and

WHEREAS, notice of the 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, there was no public testimony or comment regarding this application, and

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

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

NOW, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSSIONERS OF MORGAN COUNTY, COLORADO:

1. APPROVAL:

   The application of FOUR X RANCH for a Special Use Permit for the mining of aggregate on a parcel located in the W1/2, W1/2E1/2, SE1/4NE1/4 and E1/2SE1/4 of Section 15, Township 5 North, Range 57 West of the 6th P.M., Morgan County, Colorado is hereby granted.

2. FINDING OF FACT:

   a. The use and location proposed are in conformance with the Morgan County Comprehensive Plan. Specifically:
      i. The proposed use is compatible with existing land uses and there is access to established public infrastructure.
      ii. The proposed use provides for the orderly development of public and private infrastructure by providing a source of gravel and fill material.
      iii. The proposed use will enhance the condition and repair of the road net in the rural areas of the county and will improve the efficiency of the transportation in the County.
   b. The application documents are complete and present a clear picture of how the use is to be arranged on the site.

   c. All on and off-site impacts have been satisfactorily mitigated. Required mitigation measures shall include, but not limited to the following:
      i. This permit is for the mining of aggregate and related materials.
      ii. The Right to Farm Policy as adopted by the Morgan County Board of County Commissioners by Resolution #96 BCC 41 on July 23, 1996, and amended by Resolution 2008 BCC 34 on September 2, 2008 has been signed by the applicant.
      iii. Access to the property has been granted by the Morgan County Road and Bridge Department.

   d. The Special Use proposed has been made compatible with surrounding uses and is adequately buffered from any incompatible uses by distance and topography.

e. The Special Use poses no or minimal risk to the public health, safety and welfare.

f. The Special Use proposed is not planned to be developed on a nonconforming parcel of land.

g. The applicant has adequately documented a public need for the project which will provide materials for public and private infrastructure projects. The applicant has submitted all pertinent technical information, has demonstrated that he has adequate financial resources to implement the project, and has paid all fees and review costs.

3. **ADDITIONAL CONDITIONS:**

a. This permit is specifically conditioned on all information presented in the application being followed. All information contained in the application or presented by the applicant at public hearings is deemed to be a portion of this permit and must be followed.

b. The applicant or his successor in interest is required to mitigate county road damage or conduct dust abatement as determined necessary by the Morgan County Road and Bridge Department for any large single project at the threshold of thirty (30) truck loads per day.

c. Financial warranty in the amount of $121,600.00 as required by the Colorado Division of Reclamation, Mining and Safety is required to be in place as a condition of this permit.

4. **GENERAL PROVISIONS:**

a. The Board of County Commissioners retain authority and continuing jurisdiction to address future problems with the conditions of this permit and the right to inspect this site at any reasonable time by county personnel.

b. The applicant is responsible for complying with all the foregoing requirements, conditions and design standards. Noncompliance with any of the foregoing requirements, conditions or design standards may be reason for revocation of this permit by the Board of County Commissioners after notice to the applicant or his successors in interest and public hearing.

DATED this 30th day of September, 2014

BOARD OF COUNTY COMMISSIONERS
MORGAN COUNTY, COLORADO

James P. Zwetzig, Chairman

Laura D. Teague, Commissioner

Brian K. McCracken, Commissioner

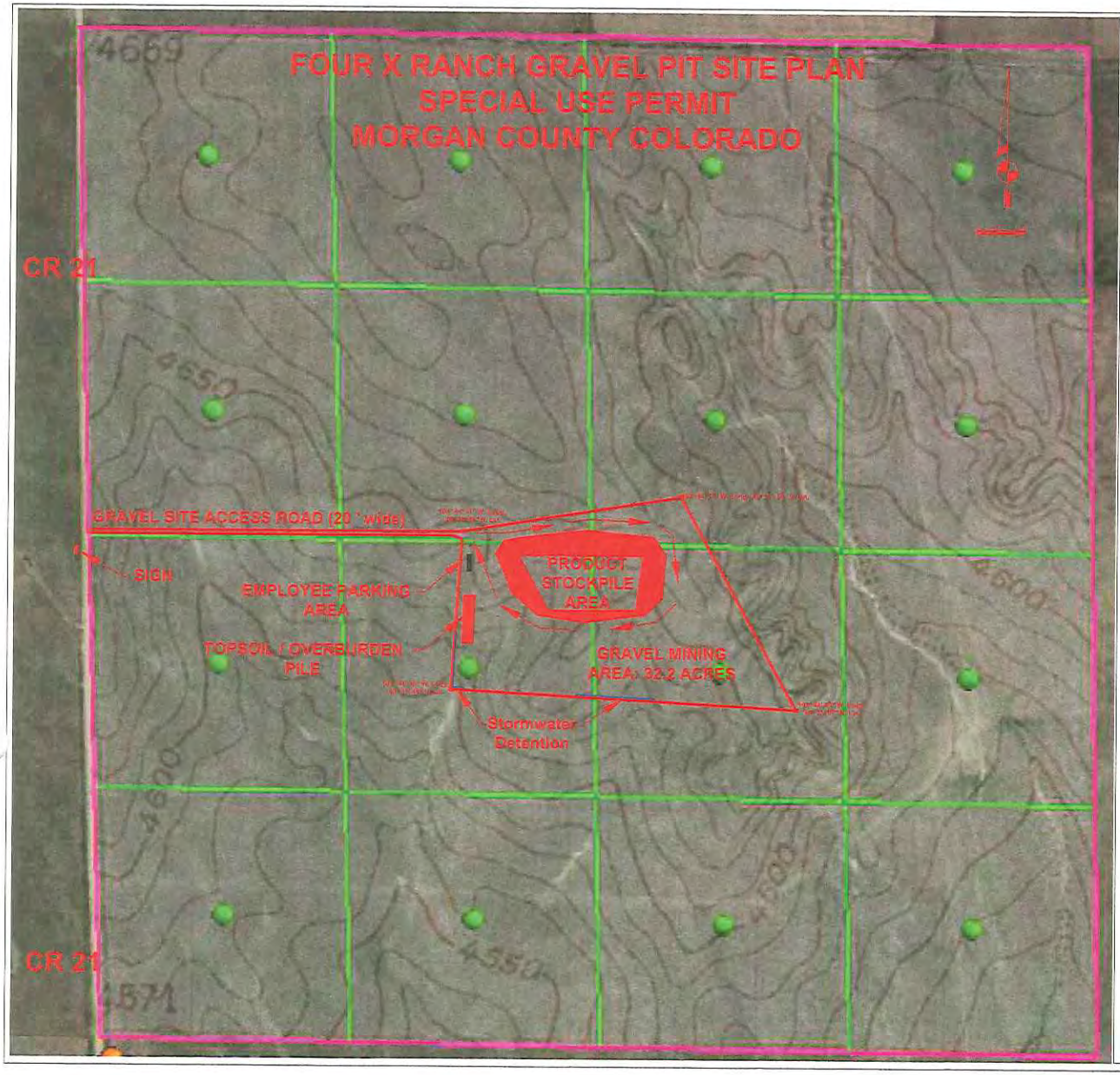
MORGAN COUNTY SEAL COLORADO

[SEAL]

ATTEST:

Connie Ingmire
Clerk to the Board

FOUR X RANCH GRAVEL PIT SITE PLAN
SPECIAL USE PERMIT
MORGAN COUNTY COLORADO



Site Zoning Designation: Agriculture

Surrounding Land Use Zone Designation: Agriculture

No Buildings Exist on site

No Buildings will be Constructed

Parking of vehicles will be limited to those owned by person(s) operating equipment at the site.

No hazardous chemicals will be used or stored on site.

Existing Use: Rangeland

Proposed Use: Aggregate Mining

Post-mining Land Use: Rangeland

The proposed site is not located within a FEMA mapped floodplain

All land within 500 ft. of the planned mining area is owned by Four X Ranch, Inc.

All impacted slopes will be graded to 3:1 or flatter and reseeded and revegetated in accordance with the approved state reclamation plan.

FOUR X RANCH, INC GRAVEL PIT

GRAVEL PIT RUNOFF & PROPOSED DETENTION VOLUMES

DRAINAGE CHARACTERISTICS: Ft. Morgan Area

PLANNED STORMWATER DETENTION STRUCTURE VOLUMES

ORIGINAL SUBMITTAL

Original Application

Right to Farm

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

PERMIT # ASU2025 - 0004

Date Received 9/23/25 Received By JS
App Fee $____ Ck/CC #:____ Paid ___/___/___
Minor Amend Fee: $800 CK/CC #: 1029 Paid 10/02/25
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 KS Land, LLC
Address 11822 Kristi Ln
Overbrook, OK 73453
Phon [redacted]
Emai [redacted]

LANDOWNER

Name KS Land, LLC
Address 11822 Kristi Ln
Overbrook, OK 73453
Phone [redacted]
Emai [redacted]

BRIEF DESCRIPTION OF APPLICATION

Amendment of Special Use Permit for Four X Ranch Gravel Pit, which was granted in Resolution 2014 BCC 31 as the Colorado Division of Mining and Reclamation has approved an amendment to the original mining permit

PROPERTY LEGAL DESCRIPTION

Address (if available):
~~22801 County Road 21, Fort Morgan, CO 80701~~

S: 15 T: 5N R: 57W s ½SE ¼NW ¼ Property Size ~~77.11~~ 588.86 (sq. ft. or acres)
Parcel #: 0977-150-00-002 Zone District: A
Subdivision:____ Lot #(s):____

Is property located within 1320' (1/4 mile) of a livestock confinement facility? Y/(N)

SEE REQUIRED ATTACHMENT LIST ON BACK OF THIS PAGE.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED.

SPECIAL USE PERMIT REQUIRED ATTACHMENT LIST

Fee: ☐ **Non-Refundable Application Fee**

**Additional fees and charges may be required pursuant to Section 2-160 of Morgan County Zoning Regulations. Applicant will be responsible for any legal fees after the first 3 hours.*

Project Narrative: ☒ **Narrative– Including the following:**

- ☒ Project Description
- ☒ Purpose of request
- ☒ How this proposal complies with the Morgan County Comprehensive Plan
  See*:https://morgancounty.colorado.gov/sites/morgancounty/files/Comprehensive- Plan-2008.pdf*
- ☒ How this project/proposed use meets the criteria for Special Use Permit pursuant to Sec. 2-455 of the Zoning Regulations
- ☒ How the project/proposed use meets any specific criteria related to the project/proposed use. *See Morgan County Zoning Regulations Chapter 4-Supplementary Regulations, including but not limited to: Campgrounds, Livestock Confinement, Kennels, Outdoor Shooting Ranges, Home Occupations, Oil and Gas, Mobile Home Parks, Wireless Service Facilities, Solar, Wind and BESS*
- ☒ 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, if applicable
- ☒ Discussion of any public improvements required to complete the project

Environmental Impacts: ☒ Discuss any environmental impacts the Special Use will have on the following and the proposed mitigation measures:

☐ Air Quality	☐ Dust	☐ Existing Vegetation	☐ Land Forms
☐ Noise	☐ Odor	☐ Storm Water Runoff	☐ Water Resources
☐ Wetlands	☐ Wildlife	☐ Visual Amenities	☐ Other _____

Map & Plans ☒ **Special Use Map** meeting the requirements of Se. 2-4.. and any specific map requirements for the proposed use including but not limited to: *Campgrounds, Livestock Confinement, Kennels, Outdoor Shooting Ranges, Home Occupations, Oil and Gas, Mobile Home Parks, Wireless Service Facilities, Solar, Wind and BESS. Sample Map attached to application for reference*

☐ **Drainage/Run-Off Control Plan** may be required if the Planning Administrator determines that the use or building meets one of the following criteria:

(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.

☐ **Decommissioning Plan** [Wind, Solar, BESS]
☐ **Geotechnical Report** [Wind, Solar]
☐ **Maintenance Statement** [Wind, Solar, BESS]
☐ **Water and/or Wind Erosion Control Plan** [Wind, Solar]
☐ **Fire Mitigation Plan** [BESS]
☐ **Specification Sheet** [BESS]
☐ **Emergency Operation Plan** [BESS]

Ownership:
☐ **Current title insurance commitment (last 6 months)**
☒ **Mineral Rights Holders Notification**
☐ **Notice to FFA & Approval Letter** [Wind]
☐ **Notice to Operator of Communication Link (if applicable)** [Wind]
☒ **Proof of current paid taxes**

Utilities/Access: ☐ **Water tap (Engineering Report from Quality Water or proof of access to a well)**

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

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

☐ **Driveway Permit from CDOT or Morgan County Road & Bridge (If required by staff)**

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

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

☐ **Utility Interconnection or Crossing Certification** [Wind, Solar]

☐ **Road Agreement** [Wind, Solar]

☐ **Electrical Diagram** [BESS]

Vested Rights: ☐ **Vesting Rights** (Optional). If applying for vested rights with special use application, the following must be submitted:

- ☐ Period of time Vesting Rights are requested
- ☐ Development schedule including timeline and phases
- ☐ Reason for request
- ☐ Other pertinent factors concerning the development
- ☐ Additional application fee for vesting rights application

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

- ☐ **Liability Insurance for Solar, Wind and/or BESS projects**
- ☐ **# Paper Application sets**
- ☒ **Digital Copy of Application (**One sided only)
- ☐ **Posted Public Notice Verification:**
  - ☐ Notarized affidavit with photographs from a distance & close-up

    This must be submitted PRIOR to Planning Commission hearing and PRIOR to Morgan County Board of Commissioners hearing
- ☐ *Recording Fees: All recording fees will be collected at the conclusion of all hearings made payable to Morgan County Clerk & Recorder*
- ☐ **Additional Information required by staff:** _____

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.

[signature]	6/16/25	[signature]	6/16/25
Applicant Signature	Date	Landowner Signature	Date
Applicant Signature	Date	Landowner Signature	Date

MORGAN COUNTY RIGHT TO FARM POLICY

Morgan County is one of the most productive agricultural counties in Colorado. Ranching, farming, animal feeding, and all 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. Over 70% of the County's acreage is devoted to farming and raising livestock with over 700 farms. The agricultural products produced by those farms create millions of dollars of market value. Morgan County recognizes the importance of agricultural operations as necessary and worthy of recognition and protection and supports policies to maintain the high-quality rural character of the County.

Living in Morgan County requires residents to accept the effects of agriculture and rural living as part of daily life. Agricultural users of the land are not expected to change their long-established agricultural practices to accommodate the intrusions of residential activities into a rural area. These effects may include noise from tractors, equipment, and aerial spraying at any time; dust from animal pens, field work, harvesting, and use of gravel roads; odor from confinement animal feeding operations, silage and manure; smoke from ditch burning; flies and mosquitoes; the use of pesticides and fertilizers; and movement of livestock or machinery on public roads. Under Colorado law, these activities are not considered nuisances and are protected.

Residents must also accept that public services in rural areas are different than urban or suburban areas. Specifically, regular road maintenance may be less available and may be at a lower level. In certain circumstances, the standard for maintenance may be determined on whether the road is passable and usable and not whether the road surface is rough. County gravel roads, no matter how often they are maintained, will not provide the same kind of surface expected from a paved road and will not support travel at the recommended speed. Further, the County may permit certain road maintenance activities by agricultural producers or other industries to allow those commercial activities to continue when County resources are unavailable due to other road issues or events. The County considers these activities to be integral to the protection of agricultural operations in Morgan County.

In addition, in Morgan County, utility services may be nonexistent or subject to interruption; law enforcement, fire protection and ambulance service will have considerably longer response times; and snow may not be removed from County roads for several days after a major snowstorm. The County prioritizes snow removal as it deems necessary.

People are exposed to different hazards in a rural setting than they are in an urban or suburban area. Farms, ponds, irrigation ditches, electrical service to pumps and oil field equipment and operations, noxious weeds, livestock, and territorial animals may present real threats to people. It is necessary that all activities are supervised for both the protection of the people and protection of agricultural activities and owners may need to fence property to ensure a safe environment.

All County residents 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, including but not limited to, the Colorado Fence and Right to Farm laws, and Morgan County Zoning Regulations regarding maintenance of fences, controlling weeds, and keeping animals under control. Residents are responsible for understanding and accepting the implications of living in a rural agricultural area.

Information regarding these topics may be obtained from the Morgan County Extension Office and Planning and Zoning Department.

RECEIPT AND STATEMENT OF UNDERSTANDING

I hereby certify that I have read and understood the Morgan County Right to Farm Policy. I further state that I am aware and acknowledge that the conditions of living in a rural area, primarily used for agricultural production, and that I understand these activities are protected under Colorado law and are not considered a nuisance.

JSmith 6/16/25
Signature Date

Jasie Smith
Printed Name

28850 CR 21, Fort Morgan, CO 80701
Address

Signature Date

Printed Name

Address

Adopted by the Morgan County Board of County Commissioners by Resolution 2025 BCC 21

Official Records of Morgan County, CO 935407
09/13/2021 03:10:20 PM Pgs: 1 Rec Fee: 13.00
State Documentary Fee: $ Clerk: Susan L. Bailey

Rec 1st

EXHIBIT B
STATEMENT OF AUTHORITY (FOR A TRUST OR CORPORATE ENTITY)

1. This Statement of Authority relates to an entity named: KS Land, LLC.

2. The type of entity is a limited liabiltiy company. *(Trust, corporation, etc.).*

3. The entity is formed under the law of Colorado (*state*).

4. The mailing address for the entity is: 20758 County Road 21.3 Fort Morgan, CO 80701.

5. The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:

John C. Kelley, member
Ashley R. Kelley, member
Russell A. Smith, member Kasie L. Smith, member

6. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of Colorado Revised Statute Section 38-30-172(2).

Executed this 9 day of September, 2021.

Kasie Smith
Title: Member

STATE OF Colo)
) ss.
COUNTY OF Morgan)

The foregoing instrument was acknowledged before me this 9 day of Sept, 2021 by Kasie L. Smith, mbr of KS Land LLC

Witness my hand and official seal.
My Commission Expires: _____.

Notary Public

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

Return to Kasie Smith 20758 CO RD 21.3 Ft Morg CO 80701

RECEIPT

Morgan County

231 Ensign, Fort Morgan, CO 80701

(970) 542-3526

ASU2025-0004 | Amendment to Special Use - Full Review

Receipt Number: 546030

Payment Amount: **$800.00**

October 2, 2025

Transaction Method	*Payer*	*Cashier*	*Reference Number*
Credit Card	Russell Smith	Jenafer Santos	1029

Comments

Assessed Fee Items

Fee items being paid by this payment

Assessed On	*Fee Item*	*Account Code*	*Assessed*	*Amount Paid*	*Balance Due*
10/06/25	Amendment to Special Use -Full Review		$800.00	$800.00	$0.00
		Totals:	$800.00	$800.00	
				Previous Payments	$0.00
				Remaining Balance Due	$0.00

Application Info

Property Address

N/A
Fort Morgan, CO 80701

Property Owner

KS Land LLC

Property Owner Address

11822 Kristi Ln
Overbrook, OK 73453

Valuation

Description of Work

Amendment of the original Special Use Permit for Four X Ranch Gravel Pit, which was granted in resolution 2014 BCC 31. The Colorado Division of Mining and Reclamation has approved an amendment to the original mining permit.

APPLICANT NARRATIVE

Amendment to Special Use Permit for Four X Ranch Gravel Pit - Project Narrative

Project Description: As stated in the original Special Use Permit Application, the limited impact mining operation extracts aggregate material for use in general construction activities. Aggregate material is sold “as-is” or may be crushed to meet customer needs.

Purpose of Request: This request to amend the Special Use Permit, granted in 2014, is to accommodate the amendment of the Four X Ranch Gravel Pit Construction Materials Permit, which has been approved by the Colorado Division of Reclamation, Mining and Safety. This amendment increased the total area permitted for mining activity, and incorporated a phased mining and reclamation plan in which no more than approximately 30 acres may be disturbed by mining or pre-reclamation phases.

Compliance with Morgan County Comprehensive Plan-
Amended to refer to the 2025 Comprehensive Plan

The operation of our gravel pit is directly in line with the most recently published Morgan County Comprehensive Plan, as it directly relates to several goals stated within the document.

Community visions and values state that agriculture and environmental resilience are top priorities for the county. Our amended DRMS permit has afforded for the Four X Ranch Gravel Pit to access more of the natural resources located on our property, while also enacting a phased reclamation plan that limits the number of disturbed acreage during the mining phase. We will be able to efficiently process the gravel and aggregates before restoring the land to it’s use as agricultural grazing land. This plan also satisfies the goal listed as AG-1- both preserving agricultural use and promoting economic benefits for us as the landowners- and the industries that we supply aggregates to.

Additionally, the Comprehensive Plan outlines that the future needs and trends of Morgan County are additional infrastructure, housing, and energy industry support. Our increased capacity to produce aggregates- the roadbase, sand, rock, and fill- that are already supporting these industries falls right in line with the identified increased demand throughout the coming years.

With the amendments to our current special use permit accepted, our company will be able to move forward in our business plan to hire additional equipment operators and additional support staff, further adding to the economic development goal E-2- creating a collaborative environment that fosters the growth of the local economy and the local workforce.

Adjacent Uses and Off-Site Impacts: The proposed amendment will not change the provisions within the Special Use Permit, or the Additional Conditions stated in Resolution 2014 BCC 31, as the maximum disturbed acreage, including acreage in various phases of reclamation, can not exceed 30 acres. The original permit contained no such parameters at 33.2 acres within the permit.

Development or implementation schedule of the project: *excerpt from Mining Plan Amendment…*

"Within our 77.1 permitted acres a maximum of approximately 30 acres may be disturbed at any given time. Once 5-10 acres in the disturbed area are deemed mined out, the reclamation process will begin on said acreage, working from south to north. Once vegetation has been established the Division will be contacted to review the status of the reclamation."

Within 5 years	Mine area A, with no more than 30 acres at a time disturbed. Reclamation will begin as 5-10 acres are deemed mined out. We acknowledge that credit for reclamation may take 2-5 years.
Within 10 years	Plan to have ~20 acres reclaimed, and move into the western part of mining area a.
Within 15 years	Plan for ~30 acres reclaimed, install haul road to area B
Within 20 years	Have ~40 acres reclaimed, and working in mining area b to close out the mining in this permitted area.
Within 25 years	Complete mining and have all remaining acreage in the process of reclamation.

Duration of Permit: The goal of the mining plan is to be in the final stage of reclamation within in 25 years. The Colorado DRMS suggests reclamation of vegetation can be a 2-5 year process. A period of 30 years should see the end of the project.

Public Improvements: As the Four X Ranch has been in operation for 11 years, no public improvements would be necessary.

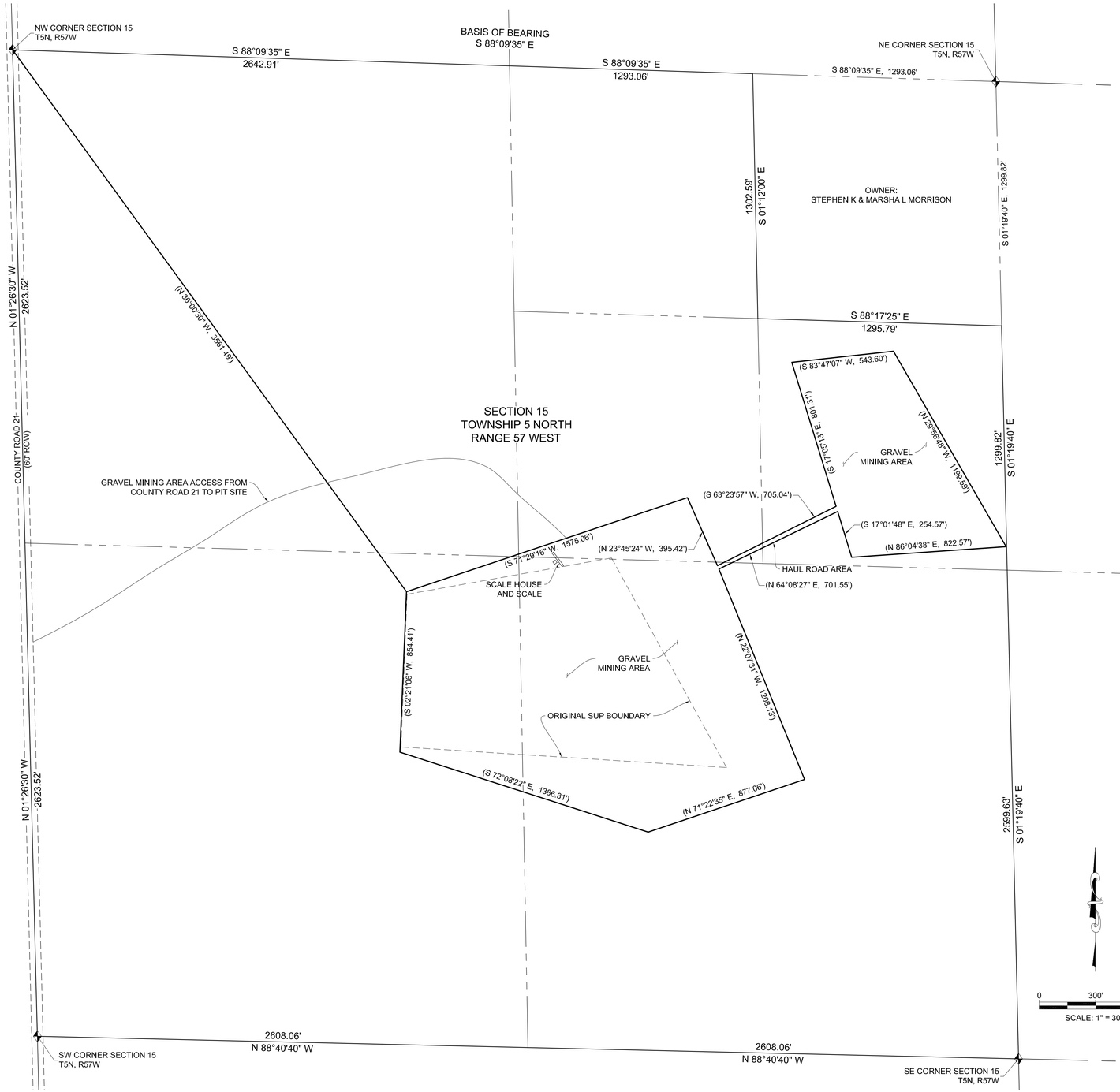
Environmental Impacts

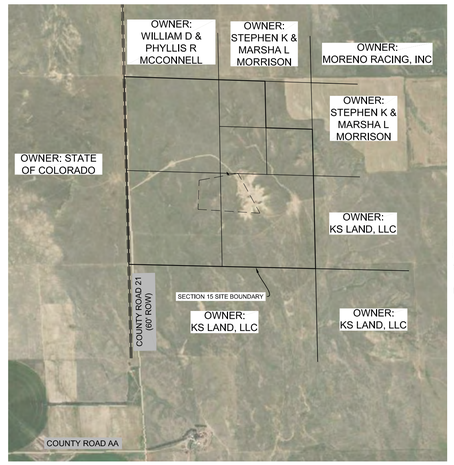
The environmental impacts of the mining operation will not differ from the original application, the implementation of a phased reclamation schedule will have ground moving from active mining to reclamation phases in a more efficient manner.

SITE PLAN / MAPS

FOUR X RANCH GRAVEL PIT SITE PLAN

AMENDED SPECIAL USE PERMIT ASU2025-XXXX
MORGAN COUNTY, COLORADO
PART OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 57 WEST OF THE 6TH P.M.





VICINITY MAP
SCALE 1" = 2000'

The boundary survey used for this document application was taken from a survey by Nicole F. Hay PLS No. 38044 dated 7/12/2021 while employed by Leibert-McAtee and Associates Inc. and is on file with the Clerk and Recorder of Morgan County, Colorado at Reception No. 1602053.

NOTES:

1. ALL GRAVEL PIT BOUNDARY POINTS ARE CLEARLY MARKED WITH A 5 INCH STEEL PIPE SET INTO THE GROUND AND EXTENDING ±4 FEET ABOVE GROUND
2. THERE ARE NO KNOWN UTILITY EASEMENTS WITHIN THE PROJECT SITE.
3. THERE ARE NO FLOOD HAZARD AREAS WITHIN THE PROJECT SITE. (FIRM 08087C300D EFFECTIVE 04/04/2018)
4. THERE ARE NO GEOLOGIC HAZARDS WITHIN THE PROJECT SITE.
5. THERE ARE NO RESIDENCES WITHIN ONE-HALF MILE RADIUS OF THIS PROJECT SITE.
6. THERE ARE NO BUILDINGS ON THE PROPERTY EXCEPT AS SHOWN.

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT_____, BEING THE OWNER(S) OF CERTAIN LANDS IN MORGAN COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

THAT PART OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 57 WEST OF THE 6TH P.M., MORGAN COUNTY, COLORADO, DESCRIBED AS COMMENCING AT A POINT FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 15 BEARS N 36°00'30" W AT 3,561.49 FEET WHEN CONSIDERING THE NORTH LINE OF SAID SECTION 15 AS BEARING S 88°09'35" E WITH ALL OTHER BEARINGS RELATIVE THERETO, THENCE ALONG THE FOLLOWING LINES WITH BEARINGS AND DISTANCES AS FOLLOWS:
S 02°21'06" W A DISTANCE OF 854.41 FEET,
THENCE S 72°08'22" E A DISTANCE OF 1,386.31 FEET,
THENCE N 71°22'35" E A DISTANCE OF 877.06 FEET,
THENCE N 22°07'31" W A DISTANCE OF 1208.13 FEET,
THENCE N 64°08'27" E A DISTANCE OF 701.55 FEET,
THENCE S 17°01'48" E A DISTANCE OF 254.57 FEET,
THENCE N 86°04'38" E A DISTANCE OF 822.57 FEET,
THENCE N 29°56'48" W A DISTANCE OF 1,199.59 FEET,
THENCE S 83°47'07" W A DISTANCE OF 543.60 FEET,
THENCE S 17°05'13" E A DISTANCE OF 801.31 FEET,
THENCE S 63°23'57" W A DISTANCE OF 705.04 FEET,
THENCE N 23°45'24" W A DISTANCE OF 395.42 FEET,
THENCE S 71°29'16" W A DISTANCE OF 1,575.06 FEET TO THE POINT OF BEGINNING CONTAINING IN ALL 76.07 ACRES MORE OR LESS.

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__.

OWNERS:

_____

_____

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF_____, 20__,
BY _____

STATE OF COLORADO
COUNTY OF_____

MY COMMISSION EXPIRES_____

_____
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS/HER RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREON, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS/HER KNOWLEDGE AND BELIEF.

_____ _____
Date Surveyor

COMMISSIONER'S 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: _____ _____
CLERK TO THE BOARD CHAIRMAN

CLERK AND RECORDER'S 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

FOUR X RANCH GRAVEL PIT SITE PLAN
SPECIAL USE PERMIT
MORGAN COUNTY, COLORADO
PART OF SECTION 15, TOWNSHIP 5 NORTH,
RANGE 57 WEST OF THE 6TH P.M.

PROPERTY ADDRESS:
28850 COUNTY ROAD 21
FORT MORGAN, COLORADO 80701

SCALE
1" = 300'

DATE
October 21, 2025
REVISED
__/__/__

PREPARED BY:
JACK ODOR ENGINEERING
JACK L. ODOR, P.E. & L.S. 13835
833 WILSON AVE.
FORT MORGAN, COLORADO 80701
[redacted]

OWNER:
KS LAND, LLC
11822 KRISTI LANE
OVERBROOK, OKLAHOMA 73453
[redacted]

Exhibit A
Legal Description

Operation Name: Four X Ranch Gravel Pit

PART of the NE1/4 of the SW1/4 and NW1/4 of the SE1/4 and SE1/4 of the NW1/4 of Section 15 - T5N - R57W, 6th P.M., Morgan County , COLORADO

Acres: 77.11

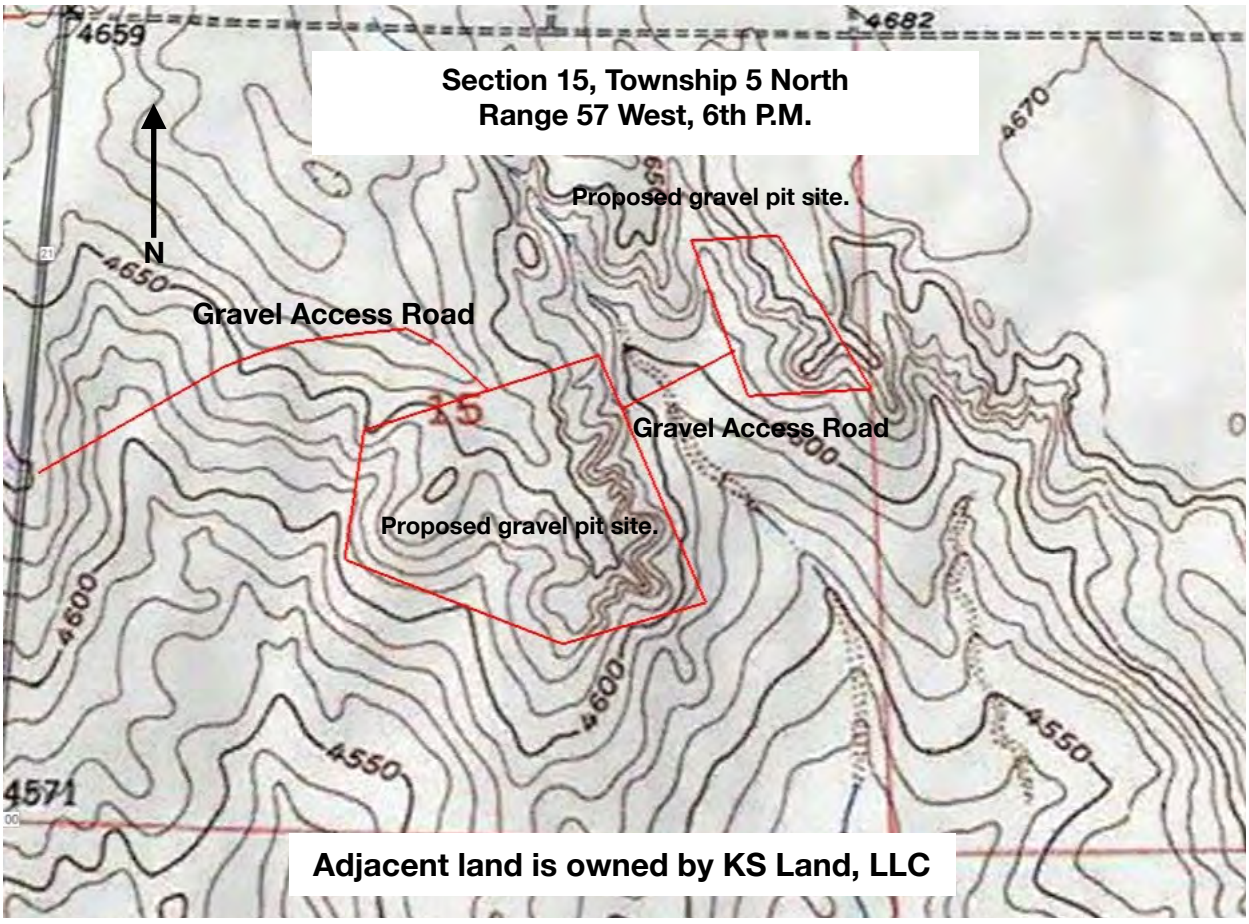
County: Morgan

State: Colorado

Address: 28850 County Road 21, Fort Morgan, CO 80701

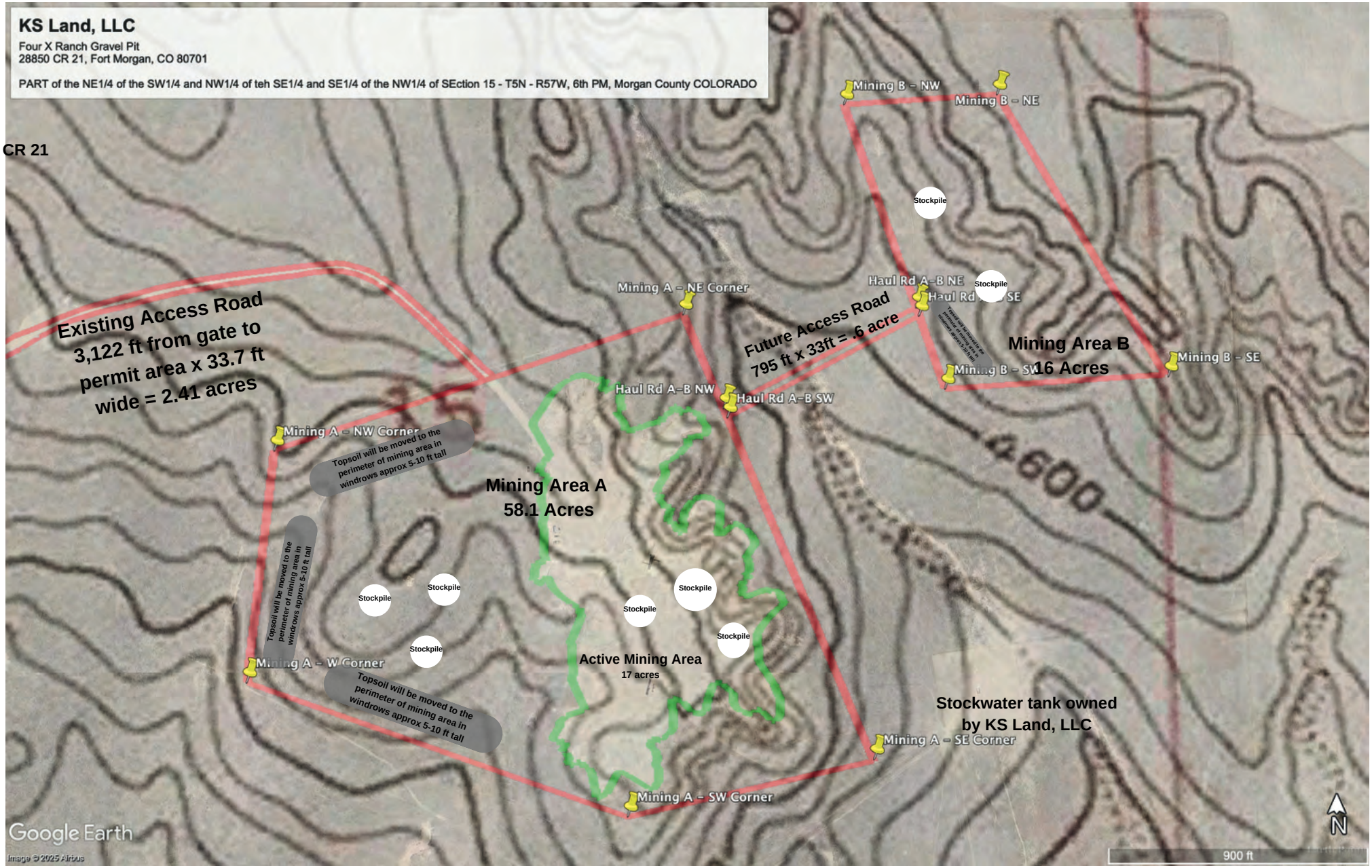
Entrance: Located directly off of Morgan County Road 21, approximately 1.4 miles north of the intersection of County Road 21 and County Road AA

40°23’53.20"N Latitude 103°44’57.02"W Longitude



Mining Plan Amendment Map

Total area to be involved is 77.1 acres



All land and related mineral rights within 200 ft of affected area are owned by KS Land, LLC
No structures exist within 200 ft of impact area.
Land cover is native rangeland
Predominant soil type is Cascajo soils and gravelly land.

1/17/2025

PROOF OF OWNERSHIP

Current Title Commitment

EQUITY TITLE OF COLORADO

520 Sherman Street
Fort Morgan, CO 80701
Phone: (970) 867-0515 ● Fax: (970) 867-2246

Date: June 9, 2025
Our File Number: 00058178 SB

C-1 – New TBD Commitment

Re: KS Land, LLC / TBD
Property Address: Vacant Land , CO

Escrow Officer: *Title Only*
Title Officer: *Shelly Butt* [redacted] [redacted]

[Delivery List]

Owner:
KS Land, LLC
Attn: Kasie Smith
Email: [redacted]
SENT VIA EMAIL

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
ISSUED BY
Stewart Title Guaranty Company - II

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 - II, a Texas (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.

Countersigned by:

Authorized Countersignature

Equity Title Associates II, LLC
Company Name

Fort Morgan, CO 80701
City, State

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 counter-signature by the Company or its issuing agent that may be in electronic form.

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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 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 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; and
   f. Schedule B, Part II—Exceptions; and
   g. a counter-signature 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.

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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 and is restricted to the terms and provisions of this Commitment.
   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 the purpose of providing closing or settlement services.

8. PROFORMA POLICY

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

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9. CLAIMS PROCEDURES

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

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 - II

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 - II, P.O. Box 2029, Houston, Texas 77252-2029.

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

Issuing Agent:	Equity Title Associates II, LLC
Issuing Office:	520 Sherman Street, , Fort Morgan, CO 80701
ALTA® Universal ID:	None
Loan ID Number:	
Issuing Office File Number:	00058178-003-TO3-SB
Property Address:	Vacant Land, , CO

SCHEDULE A

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

1. Effective Date: **June 2, 2025**
2. Policy to be issued:
   (a) **None**
   Proposed Insured: **[TBD]**
   Proposed Amount of Insurance: **$0.00**
   The estate or interest to be insured: **[FEE SIMPLE]**
   (b) **None**
   Proposed Insured: **NONE**
   Proposed Amount of Insurance: **$0.00**
   The estate or interest to be insured: **[FEE SIMPLE]**
   (c) None
   Proposed Insured: **[ ]**
   Proposed Amount of Insurance:
   The estate or interest to be 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:
   [KS Land, LLC]
5. The Land is described as follows:
   See Exhibit A attached hereto and made a part hereof.

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TITLE PREMIUMS

TBD Commitment Search Fee	$	300.00
TOTAL	$	$ 300.00

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 counter-signature by the Company or its issuing agent that may be in electronic form.

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EXHIBIT A
LEGAL DESCRIPTION

The West Half (W ½); the West Half of the East Half (W½E½); the Southeast Quarter of the Northeast Quarter (SE¼NE¼) and the East Half of the Southeast Quarter (E½SE¼) of Section 15, Township 5 North, Range 57 West of the 6th P.M.;
County of Morgan, State of Colorado.

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SCHEDULE B – PART I
REQUIREMENTS

~~All of the following Requirements must be met:~~

~~A. 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.~~

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

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

~~D. 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.~~

~~i. [ ]~~

~~ii. [ ]~~

~~[=clause=]~~

~~E. Evidence if any that all assessments for common expenses due under the Declaration referred to in Schedule B, Section 2 contained herein, have been paid.~~

~~F. Receipt by the Company of a satisfactory Final Affidavit, executed by KS Land, LLC.~~

~~G. Receipt by the Company of a satisfactory Final Affidavit, executed by TBD.~~

~~H. Payment of all taxes and assessments now due and payable.~~

END OF SCHEDULE B – Part I

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SCHEDULE B – PART II
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. Rights or claims of parties in possession not shown by the Public Records.
2. Easements or claims of easements, not shown by the Public Records.
3. Discrepancies, conflicts in boundary lines, shortages in area, encroachments, and any facts which a correct survey and inspection of the Land would disclose and which are not shown by the Public Records.
4. 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.

   NOTE: Upon receipt of [a satisfactory survey and] [final affidavits], as shown in Schedule B - Section 1, Exceptions 1 through 4 will not appear on the Lender's Policy (if any) to be issued hereunder.
5. 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 of which all of the Schedule B, Part I - Requirements are met.

   NOTE: Provided Equity Title Associates II, LLC conducts the closing of this transaction, Exception 5 will be deleted.
6. Taxes and assessments which are a lien or are now due and payable; any tax, special assessment, charge or lien imposed for or by any special taxing district or for water or sewer service; any unredeemed tax sales.

   NOTE: Upon payment of all taxes and assessments now due and payable, as shown in Schedule B - Section 2, Exception 6 will be amended to read as follows: "Taxes and assessments for the year 2025 and subsequent years, a lien, not yet due or payable."
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; (d) 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), (c) or (d) are shown by the Public Records or listed in Schedule B.
8. Right of way for ditches and canals constructed by the authority of the United States, as reserved in United States Patent dated January 31, 1916, as Patent No. 510909.
9. Right of way for ditches and canals constructed by the authority of the United States, as reserved in United States Patent dated August 11, 1916, as Patent No. 541771.
10. Right of way for ditches and canals constructed by the authority of the United States, as reserved in United States Patent dated May 10, 1920, as Patent No. 748861.

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SCHEDULE B
PART II – EXCEPTIONS
(Continued)

11. Right of way for ditches and canals constructed by the authority of the United States, as reserved in United States Patent dated May 27, 1920, as Patent No. 751548.

12. Right of way for ditches and canals constructed by the authority of the United States, as reserved in United States Patent dated December 16, 1920, as Patent No. 787397.

13. Jackpot Ditch No. 2 and rights of way therefor, as evidenced by Map and Sworn Statement recorded March 22, 1909 in Map Book 1 at Page 60.

14. Creek, Ditch or Canal, as presently in existence.

15. Right of Way for Road purposes as specified in the Road Petition recorded March 13, 1915, in Book 73 at Page 71, said road to be not less than 60 feet in width.

16. Right of Way for Road purposes as specified in the Road Petition recorded August 8, 1918, in Book 73 at Page 104, said road to be not less than 60 feet in width.

17. Right of way and rights incidental thereto for County Roads 30 feet on either side of Section and Township lines as established by the Board of County Commissioners of Morgan County, as set forth in the Order, recorded May 6, 1907, as Reception No. 25157.

18. Morgan County Roads 21 and CC, as presently in existence.

19. Reservation of mineral interests, as set out and described in Deed recorded April 3, 1943, as Reception No. 303224. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

20. Conveyance of mineral interests, as set out and described in Royalty Deed recorded December 22, 1960, as Reception No. 475231. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

21. Conveyance of mineral interests, as set out and described in Royalty Deed recorded December 22, 1960, as Reception No. 475232. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

22. Terms and conditions as set forth in the Notice of County Zoning Resolution, recorded July 20, 1972, as Reception No. 573931.

23. An Oil and Gas Lease, from Delmore L. Christensen and Vera M. Christensen, as Lessor(s) to Edward mike Davis, as Lessee(s), dated December 11, 1973, recorded January 31, 1974, as Reception No. 585043, and any and all assignments thereof or interests therein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

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SCHEDULE B
PART II – EXCEPTIONS
(Continued)

24. An Oil and Gas Lease, from Four X Ranch, Inc., as Lessor(s) to Wiepking-Fullerton Exploration, Inc., as Lessee(s), dated April 6, 1981, recorded May 18, 1981, as Reception No. 651673, and any and all assignments thereof or interests therein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

25. Terms and conditions as set forth in the Right of Way Easement, recorded February 21, 1990, as Reception No. 718043.

26. Terms and conditions as set forth in the Memorandum of Cooperation Agreement, recorded March 3, 2004, as Reception No. 815912.

27. Terms and conditions as set forth in the Resolution, recorded October 9, 2014, as Reception No. 889932.

28. All matters revealed and as shown on the Survey Plat for KS Land, LLC, recorded November 16, 2021, as Reception No. 1602053.

29. Burdens, obligations, terms, conditions, stipulations and restrictions of any and all unrecorded Leases and Tenancies.

30. The following notices pursuant to CRS 9-1.5-103 concerning underground facilities have been filed with the Clerk and Recorder. These statements are general and do not necessarily give notice of underground facilities within the subject property:

    a.) Mountain Bell Telephone Company recorded October 2, 1981, in Book 821 at Page 502.

    b.) Morgan County REA, recorded January 22, 1982, in Book 825 at Page 656.

    c.) Wiggins Telephone Association, recorded October 9, 1992, in Book 947 at Page 824.

31. Deed of Trust, Security Agreement and Financing Statement from [KS Land, LLC] to the Public Trustee of [Morgan] County for the benefit of Sterling Federal Credit Union, to secure an indebtedness in the principal sum of $1,275,000.00, and any other amounts and/or obligations secured thereby, dated September 10, 2021, and recorded September 13, 2021, as Reception No. 935409.

- **Assignment of Leases and Rents, recorded September 13, 2021, as Reception No. 935410.**

32. Deed of Trust, Security Agreement and Financing Statement from [KS Land, LLC] to the Public Trustee of [Morgan] County for the benefit of Sterling Federal Credit Union, to secure an indebtedness in the principal sum of $122,600.00, and any other amounts and/or obligations secured thereby, dated October 29, 2004, and recorded November 8, 2024, as Reception No. 953812.

END OF SCHEDULE B – PART II

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DISCLOSURES

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 Equity Title Associates II, LLC 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: Affirmative Mechanic's Lien Protection for the Owner may be available (typically by deletion of Exception No. 4 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.

Orange Coast Title Family of Companies
PRIVACY POLICY

We are committed to Safeguarding Customer Information
In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information that you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability
This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information
Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information we receive from providers of services to us, such as appraisers, appraisal management companies, real estate agents and brokers and insurance agencies (this may include the appraised value, purchase price and other details about the property that is the subject of your transaction with us).
- Information about your transactions with us, our Affiliated Companies, or others; and
- Information we receive from a consumer reporting agency.

Your California Rights (see attachments) or you may visit our website at https://www.titleadvantage.com/privacypolicy.htm or call toll-free at (866) 241-7373. *Only applies to CA residents*

Use of Information
We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security
We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Other Important Information
We reserve the right to modify or supplement this Privacy Policy at any time. If our Privacy Policy changes, we will post the updated Privacy Policy on our website and provide the ability to opt out (as required by law) before the new policy becomes effective.

If you have any questions or comments regarding our Privacy Policy you may contact us at our toll free number (866) 241-7373 or email us at dataprivacy@octitle .com.

Privacy Policy Last Revision 12/26/2019
Effective on 1/1/2020

Your California Rights

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act ("CCPA"). All phrases used herein shall have the same meaning as those phrases used under relevant California law, including but not limited to the CCPA.

Right to Know
You have the right to know:

- The categories of personal information we have collected about or from you;
- The categories of sources from which we collected your personal information;
- The business or commercial purpose for collecting or sharing your personal information;
- The categories of third parties with whom we have shared your personal information; and
- The specific pieces of your personal information we have collected.

Process to Submit a Request. To submit a verified request for this information you may visit our website at https://www.titleadvantage.com/privacypolicy.htm or call toll-free at (866) 241-7373. You may also designate an authorized agent to submit a request on your behalf by visiting our website https://www.titleadvantage.com/privacypolicy.htm or calling toll-free at (866) 241-7373 and then also submitting written proof of such authorization via e-mail to dataprivacy@octitle .com.

Verification Method. In order to ensure your personal information is not disclosed to unauthorized parties, and to protect against fraud, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the personal information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Right of Deletion
You have a right to request that we delete the personal information we have collected from or about you.

Process to Submit a Request. To submit a verified request to delete your information you may visit our website at https://www.titleadvantage.com/privacypolicy.htm or call toll-free at (866) 241-7373. You may also designate an authorized agent to submit a request on your behalf by clicking here or calling toll-free at (866) 241-7373 and then also submitting written proof of such authorization via e-mail to dataprivacy@octitle .com.

Verification Method. In order to ensure we do not inadvertently delete your personal information based on a fraudulent request, we will verify your identity before we respond to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the personal information requested to be deleted, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Right to Opt-Out
We do not sell your personal information to third parties, and do not plan to do so in the future.

Right of Non-Discrimination
You have a right to exercise your rights under the CCPA without suffering discrimination. Accordingly, OC Title & family of Companies will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

California Minors
If you are a California resident under the age of 18, California Business and Professions Code § 22581 permits you to request and obtain removal of content or information you have publicly posted on any of our Applications or Websites. To make such a request, please send an email with a detailed description of the specific content or information to dataprivacy@octitle .com. Please be aware that such a request does not ensure complete or comprehensive removal of the content or information you have posted and there may be circumstances in which the law does not require or allow removal even if requested.

Collection Notice
The following is a list of the categories of personal information we may have collected about California residents in the twelve months preceding the date this Privacy Notice was last updated, including the business or commercial purpose for said collection, the categories of sources from which we may have collected the personal information, and the categories of third parties with whom we may have shared the personal information:

Categories of Personal Information Collected
The categories of personal information we have collected include, but may not be limited to:

- real name
- signature
- alias
- SSN
- physical characteristics or description, including
- protected characteristics under federal or state law
- address
- telephone number
- passport number
- driver's license number
- state identification card number
- IP address
- policy number
- file number
- employment history
- bank account number

- credit card number
- debit card number
- financial account numbers
- commercial information
- professional or employment information

Categories of Sources
Categories of sources from which we've collected personal information include, but may not be limited to:
- the consumer directly
- public records
- governmental entities
- non-affiliated third parties
- affiliated third parties

Business Purpose for Collection
The business purposes for which we've collected personal information include, but may not be limited to:
- completing a transaction for our Products
- verifying eligibility for employment
- facilitating employment
- performing services on behalf of affiliated and non-affiliated third parties
- protecting against malicious, deceptive, fraudulent, or illegal activity

Categories of Third Parties Shared
The categories of third parties with whom we've shared personal information include, but may not be limited to:
- service providers
- government entities
- operating systems and platforms
- non-affiliated third parties
- affiliated third parties

Sale Notice
We have not sold the personal information of California residents to any third party in the twelve months preceding the date this Privacy Notice was last updated, and we have no plans to sell such information in the future. We also do not, and will not sell the personal information of minors under sixteen years of age without affirmative authorization.

Disclosure Notice
The following is a list of the categories of personal information of California residents we may have disclosed for a business purpose in the twelve months preceding the date this Privacy Notice was last updated.
- real name
- Signature
- Alias
- SSN
- physical characteristics or description, including protected characteristics under federal or state law
- address
- telephone number
- passport number
- driver's license number
- state identification card number
- IP address
- policy number
- file number
- employment history
- bank account number
- credit card number
- debit card number
- financial account numbers
- commercial information
- professional or employment information

If you have any questions and/or comments you may contact us:

Call Us at our toll free number (866) 241-7373
Email Us at dataprivacy@octitle .com

Revised on 1/24/2020 / Effective on 1/1/2020

STG Privacy Notice 1 (Rev 01/26/09) 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 - II and its 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 nonfinancial 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	Yes	No
For nonaffiliates to market to you. Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. 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 and state 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 - II, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056

File No.: 00058178-003-TO3

THIS ADDENDUM IS MADE PART OF THE POLICY AND IS PERMANENTLY AFFIXED HERETO

COLORADO ANTI-FRAUD DISCLOSURE
PURSUANT TO C.R.S. 10-1-128 (6)

"It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies."

UTILITIES / ACCESS

Utility Statement

Driveway Permit

Utilities: The operations of the gravel pit are temporary, and self-contained in nature. There are on average two contractors on the job site during week days, and they are provided portable bathroom utilities that are serviced every other week.

There is no need for potable water, septic or electric for the day-to-day operations.

MORGAN COUNTY
Where Prairie Meets The Sky

MORGAN COUNTY
Road and Bridge Department

May 21, 2014

Four X Ranch, Inc.
22915 Rd. 23
Fort Morgan, CO 80701

Dear Sirs,

Morgan County Highway Department has no objection to the use of a new driveway to be located onto Morgan County Road 21 on top of hill,(1.42 mile North of Intersection of CR21 & CR AA) as access to the property located at:

NW ¼ NW ¼ SW ¼ of Section15, Township 5 North, Range 57 West of the 6th P.M.

If at a future date, Morgan County determines a culvert is needed for drainage, or any existing culvert needs repaired, the landowner will assume all costs; and culvert and driveway must meet Morgan County specifications. This may require a 40 foot driveway. Such parties may acquire the culvert and installation from anyone they wish, but the culvert must be pre-approved by the County. The culvert may be purchased from the County and the County may do the actual installation upon signed agreement between parties.

Sincerely,

Richard Early
Bridge Manager

RE/cb

ADDITIONAL APPLICATION INFORMATION

Department of Natural Resources Increase of Acreage Permit

Mineral Certification

Vested Rights Form

Soil Map

Statement of Taxes

COLORADO
Division of Reclamation, Mining and Safety
Department of Natural Resources

January 23, 2025

Kasie Smith
KS Land, LLC
11822 Kristi Ln
Overbrook, OK 73453

Re: Four X Ranch Gravel Pit - File No. M-2014-033
KS Land, LLC
Amendment (AM-1)
Increase Acreage of Permit

Dear Kasie Smith:

On January 23, 2025 the Division of Reclamation, Mining and Safety concluded its review of the Amendment application submitted to the Division on May 3, 2024, addressing the following:

Increase permit acreage to 77.1 acres with 30 acres to be disturbed at any one time.The new permit areas will consist of two mining areas A and B connected by a haul road. Also, the original haul road from the county road to the pit has been incorporated into the permit boundary.

The decision reached by the Division is: approve.

The terms of Amendment No. 1 approved by the Division are hereby incorporated into Permit No. M-2014-033. All other conditions and requirements of Permit No. M-2014-033 remain in full force and effect.

Bond Held:	$122,600.00
Prior Liability:	$121,600.00
Change in Liability:	($13,398.00)
Revised Liability:	$108,202.00
Prior Permit Acreage:	33.20
Change in Permit Acreage:	43.90
Revised Permit Acreage:	77.10
Prior Affected Acreage:	0.00
Change in Affected Acreage:	77.10
Revised Affected Acreage:	77.10

If you have any questions, please contact me by telephone at [redacted], or by email at [redacted]

Sincerely,

Patrick Lennberg
Environmental Protection Specialist

M-GR-04

STATE OF COLORADO

DIVISION OF RECLAMATION, MINING AND SAFETY
Department of Natural Resources

1313 Sherman St., Room 215
Denver, Colorado 80203
Phone: (303) 866-3567
FAX: (303) 832-8106

COLORADO DIVISION OF RECLAMATION MINING & SAFETY

CONSTRUCTION MATERIALS
REGULAR (112) OPERATION
RECLAMATION PERMIT APPLICATION FORM

CHECK ONE: ☑ **There is a File Number Already Assigned to this Operation**

Permit # M -2014-033 - (Please reference the file number currently assigned to this operation)

☐ **New** Application (Rule 1.4.5) ☑ **Amendment** Application (Rule 1.10)

☐ **Conversion** Application (Rule 1.11)

Permit # M - 2014 - 033 - (provide for **Amendments** and **Conversions** of existing permits)

The application for a Construction Materials Regular 112 Operation Reclamation Permit contains three major parts: (1) the application form; (2) Exhibits A-S, Addendum 1, any sections of Exhibit 6.5 (Geotechnical Stability Exhibit; and (3) the application fee. When you submit your application, be sure to include one (1) complete signed and notarized **ORIGINAL** and one (1) copy of the completed application form, two (2) copies of Exhibits A-S, Addendum 1, appropriate sections of 6.5 (Geotechnical Stability Exhibit, and a check for the application fee described under Section (4) below. Exhibits should **NOT** be bound or in a 3-ring binder; maps should be folded to 8 1/2" X 11" or 8 1/2" X 14" size. To expedite processing, please provide the information in the format and order described in this form.

GENERAL OPERATION INFORMATION

Type or print clearly, in the space provided, ALL information requested below.

1. **Applicant/operator or company name (name to be used on permit)**: KS Land, LLC
   1.1 Type of organization (corporation, partnership, etc.): partnership
2. **Operation name (pit, mine or site name)**: Four X Ranch Gravel Pit
3. **Permitted acreage (new or existing site)**: 33.2 permitted acres
   3.1 Change in acreage (+) 43.91 acres
   3.2 Total acreage in Permit area 77.11 acres
4. **Fees**:
   4.1 New Application $2,696.00 application fee
   4.2 New Quarry Application $3,342.00 quarry application
   4.4 Amendment Fee $2,229.00 amendment fee
   4.5 Conversion to 112 operation (set by statute) $2,696.00 conversion fee
5. **Primary commoditie(s) to be mined**: Aggregate Gravel
   5.1 Incidental commoditie(s) to be mined: 1. - lbs/Tons/yr 2. / lbs/Tons/yr
   3. / lbs/Tons/yr 4. / lbs/Tons/yr 5. / lbs/Tons/yr
   5.2 Anticipated end use of primary commoditie(s) to be mined: construction
   5.3 Anticipated end use of incidental commoditie(s) to be mined: n/a

6. **Name of owner of subsurface rights of affected land**: KS Land, LLC
   If 2 or more owners, "refer to Exhibit O".

7. **Name of owner of surface of affected land**: KS Land, LLC

8. **Type of mining operation**: ☑ Surface ☐ Underground

9. **Location Information**: The center of the area where the majority of mining will occur:

   COUNTY: Morgan

   PRINCIPAL MERIDIAN (check one): ☑ 6th (Colorado) ☐ 10th (New Mexico) ☐ Ute

   SECTION (write number): S 15

   TOWNSHIP (write number and check direction): T 5 ☑ North ☐ South

   RANGE (write number and check direction): R 57W ☐ East ☐ West

   QUARTER SECTION (check one): ☐ NE ☐ NW ☑ SE ☐ SW

   QUARTER/QUARTER SECTION (check one): ☐ NE ☑ NW ☐ SE ☐ SW

   GENERAL DESCRIPTION: (the number of miles and direction from the nearest town and the approximate elevation):
   Approximately 8 miles northeast of Fort Morgan, and approx 1.4 mils north of the intersection of CR 21, and CR AA at an elevation of 4,640 feet.

10. **Primary Mine Entrance Location** (report in either Latitude/Longitude **OR** UTM):

    Latitude/Longitude:

    Example: (N) 39° 44′ 12.98″
    (W) 104° 59′ 3.87″

    Latitude (N): deg 40 min 23 sec 53.20 (2 decimal places)

    Longitude (W): deg 103 min 44 sec 57.16 (2 decimal places)

    OR

    Example: (N) 39.73691°
    (W) -104.98449°

    Latitude (N) _____._____ (5 decimal places)

    Longitude(W) _____._____ (5 decimal places)

    OR

    Universal Tranverse Mercator (UTM)

    Example: 201336.3 E NAD27 Zone 13
    4398351.2 N

    UTM Datum (specify NAD27, NAD83 or WGS 84) Nad 83 Zone 13

    Easting _____

    Northing _____

11. **Correspondence Information**:

APPLICANT/OPERATOR (name, address, and phone of name to be used on permit)

Contact's Name: Kasie Smith Title: Member

Company Name: KS Land, LLC

Street/P.O. Box: 11822 Kristi Ln P.O. Box: _____

City: Overbrook

State: OK Zip Code: 73453

Telephone Number: [redacted]

Fax Number: (_____) - _____

PERMITTING CONTACT (if different from applicant/operator above)

Contact's Name: same as above Title: _____

Company Name: _____

Street/P.O. Box: _____ P.O. Box: _____

City: _____

State: _____ Zip Code: _____

Telephone Number: (_____) - _____

Fax Number: (_____) - _____

INSPECTION CONTACT

Contact's Name: same as above Title: _____

Company Name: _____

Street/P.O. Box: _____ P.O. Box: _____

City: _____

State: _____ Zip Code: _____

Telephone Number: (_____) - _____

Fax Number: (_____) - _____

CC: STATE OR FEDERAL LANDOWNER (if any)

Agency: n/a

Street: _____

City: _____

State: _____ Zip Code: _____

Telephone Number: (_____) - _____

CC: STATE OR FEDERAL LANDOWNER (if any)

Agency: n/a

Street: _____

City: _____

State: _____ Zip Code: _____

Telephone Number: (_____) - _____

12. **Primary future (Post-mining) land use (check one)**:

- [ ] Cropland(CR)
- [x] Rangeland(RL)
- [ ] Residential(RS)
- [ ] Developed Water Resources(WR)
- [ ] Pastureland(PL)
- [ ] Forestry(FR)
- [ ] Recreation(RC)
- [ ] General Agriculture(GA)
- [ ] Wildlife Habitat(WL)
- [ ] Industrial/Commercial(IC)
- [ ] Solid Waste Disposal(WD)

13. **Primary present land use (check one)**:

- [ ] Cropland(CR)
- [x] Rangeland(RL)
- [ ] Residential(RS)
- [ ] Developed Water Resources(WR)
- [ ] Pastureland(PL)
- [ ] Forestry(FR)
- [ ] Recreation(RC)
- [ ] General Agriculture(GA)
- [ ] Wildlife Habitat(WL)
- [ ] Industrial/Commercial(IC)

14. **Method of Mining**: Briefly explain mining method (e.g. truck/shovel): loader, excavator

15. **On Site Processing**: [x] Crushing/Screening

13.1 Briefly explain mining method (e.g. truck/shovel): periodic use of dry mobile crusher or screen

List any designated chemicals or acid-producing materials to be used or stored within permit area: n/a

16. **Description of Amendment or Conversion**:

If you are amending or converting an existing operation, provide a brief narrative describing the proposed change(s).

Amending existing operation to include additional acreage in permitted mining area, and incorporate a new mining/reclamation plan to minimize exposure and requirement for bond.

Maps and Exhibits:

Two (2) complete, unbound application packages must be submitted. One complete application package consists of a signed application form and the set of maps and exhibits referenced below as Exhibits A-S, Addendum 1, and the Geotechnical Stability Exhibit. Each exhibit within the application must be presented as a separate section. Begin each exhibit on a new page. Pages should be numbered consecutively for ease of reference. If separate documents are used as appendices, please reference these by name in the exhibit.

With each of the two (2) signed application forms, you must submit a corresponding set of the maps and exhibits as described in the following references to Rule 6.4, 6.5, and 1.6.2(1)(b):

EXHIBIT A	Legal Description
EXHIBIT B	Index Map
EXHIBIT C	Pre-Mining and Mining Plan Map(s) of Affected Lands
EXHIBIT D	Mining Plan
EXHIBIT E	Reclamation Plan
EXHIBIT F	Reclamation Plan Map
EXHIBIT G	Water Information
EXHIBIT H	Wildlife Information
EXHIBIT I	Soils Information
EXHIBIT J	Vegetation Information
EXHIBIT K	Climate Information
EXHIBIT L	Reclamation Costs
EXHIBIT M	Other Permits and Licenses
EXHIBIT N	Source of Legal Right-To-Enter
EXHIBIT O	Owners of Record of Affected Land (Surface Area) and Owners of Substance to be Mined
EXHIBIT P	Municipalities Within Two Miles
EXHIBIT Q	Proof of Mailing of Notices to County Commissioners and Conservation District
EXHIBIT R	Proof of Filing with County Clerk or Recorder
EXHIBIT S	Permanent Man-Made Structures
Rule 1.6.2(1)(b)	ADDENDUM 1 - Notice Requirements (sample enclosed)
Rule 6.5	Geotechnical Stability Exhibit (any required sections)

The instructions for preparing Exhibits A-S, Addendum 1, and Geotechnical Stability Exhibit are specified under Rule 6.4 and 6.5 and Rule 1.6.2(1)(b) of the Rules and Regulations. If you have any questions on preparing the Exhibits or content of the information required, or would like to schedule a pre-application meeting you may contact the Office at 303-866-3567.

Responsibilities as a Permittee:

Upon application approval and permit issuance, this application becomes a legally binding document. Therefore, there are a number of important requirements which you, as a permittee, should fully understand. These requirements are listed below. Please read and initial each requirement, in the space provided, to acknowledge that you understand your obligations. If you do not understand these obligations then please contact this Office for a full explanation.

VC 1. Your obligation to reclaim the site is not limited to the amount of the financial warranty. You assume legal liability for all reasonable expenses which the Board or the Office may incur to reclaim the affected lands associated with your mining operation in the event your permit is revoked and financial warranty is forfeited;

VR 2. The Board may suspend or revoke this permit, or assess a civil penalty, upon a finding that the permittee violated the terms or conditions of this permit, the Act, the Mineral Rules and Regulations, or that information contained in the application or your permit misrepresent important material facts;

VR 3. If your mining and reclamation operations affect areas beyond the boundaries of an approved permit boundary, substantial civil penalties, to you as permittee can result;

VR 4. Any modification to the approved mining and reclamation plan from those described in your approved application requires you to submit a permit modification and obtain approval from the Board or Office;

VR 5. It is your responsibility to notify the Office of any changes in your address or phone number;

VR 6. Upon permit issuance and prior to beginning on-site mining activity, you must post a sign at the entrance of the mine site, which shall be clearly visible from the access road, with the following information (Rule 3.1.12):

a. the name of the operator;

b. a statement that a reclamation permit for the operation has been issued by the Colorado Mined Land Reclamation Board; and,

c. the permit number.

VR 7. The boundaries of the permit boundary area must be marked by monuments or other markers that are clearly visible and adequate to delineate such boundaries prior to site disturbance.

VR 8. It is a provision of this permit that the operations will be conducted in accordance with the terms and conditions listed in your application, as well as with the provisions of the Act and the Construction Material Rules and Regulations in effect at the time the permit is issued.

VR 9. Annually, on the anniversary date of permit issuance, you must submit an annual fee as specified by Statute, and an annual report which includes a map describing the acreage affected and the acreage reclaimed to date (if there are changes from the previous year), any monitoring required by the Reclamation Plan to be submitted annually on the anniversary date of the permit approval. Annual fees are for the previous year a permit is held. For example, a permit with the anniversary date of July 1, 1995, the annual fee is for the period of July 1, 1994 through June 30, 1995. Failure to submit your annual fee and report by the permit anniversary date may result in a civil penalty, revocation of your permit, and forfeiture of your financial warranty. It is your responsibility, as the permittee, to continue to pay your annual fee to the Office until the Board releases you from your total reclamation responsibility.

____ 10. <u>For joint venture/partnership operators</u>: the signing representative is authorized to sign this document and a power of attorney (provided by the partner(s)) authorizing the signature of the representative is attached to this application.

NOTE TO COMMENTORS/OBJECTORS:

It is likely there will be additions, changes, and deletions to this document prior to final decision by the Office. Therefore, if you have any comments or concerns you must contact the applicant or the Office prior to the decision date so that you will know what changes may have been made to the application document.

The Office is not allowed to consider comments, unless they are written, and received prior to the end of the public comment period. You should contact the applicant for the final date of the public comment period.

If you have questions about the Mined Land Reclamation Board and Office's review and decision or appeals process, you may contact the Office at (303) 866-3567.

Certification:

As an authorized representative of the applicant, I hereby certify that the operation described has met the minimum requirements of the following terms and conditions:

1. To the best of my knowledge, all significant, valuable and permanent man-made structure(s) in existence at the time this application is filed, and located within 200 feet of the proposed affected area have been identified in this application (Section 34-32.5-115(4)(e), C.R.S.).

2. No mining operation will be located on lands where such operations are prohibited by law (Section 34-32.5-115(4)(f), C.R.S.;

3. As the applicant/operator, I do not have any extraction/exploration operations in the State of Colorado currently in violation of the provisions of the Colorado Land Reclamation Act for the Extraction of Construction Materials (Section 34-32.5-120, C.R.S.) as determined through a Board finding.

4. I understand that statements in the application are being made under penalty of perjury and that false statements made herein are punishable as a Class 1 misdemeanor pursuant to Section 18-8-503, C.R.S.

This form has been approved by the Mined Land Reclamation Board pursuant to section 34-32.5-112,C.R.S., of the Colorado Land Reclamation Act for the Extraction of Construction Materials. Any alteration or modification of this form shall result in voiding any permit issued on the altered or modified form and subject the operator to cease and desist orders and civil penalties for operating without a permit pursuant to section 34-32.5-123, C.R.S.

Signed and dated this 5th day of August, 2024

KS Land, LLC
Applicant/Operator or Company Name

If Corporation Attest (Seal)

Signed: V Smith

Signed: _____

Corporate Secretary or Equivalent

Title: Member

Town/City/County Clerk

State of Oklahoma)
) ss.
County of Carter)

The foregoing instrument was acknowledged before me this 5th day of August, 2024, by Kasie Smith as Member of KS Land LLC

CELESTE O UPTERGROVE NOTARY PUBLIC Commission # 23013954 My Commission Expires 10-19-2027 STATE OF OKLAHOMA

Celeste O Uptergrove
Notary Public

My Commission expires: 10/19/27

SIGNATURES MUST BE IN BLUE INK

You must post sufficient Notices at the location of the proposed mine site to clearly identify the site as the location of a

proposed mining operation. The following is a sample of the Notice required for Rule 1.6.2(1)(b) that you may wish to use.

NOTICE

This site is the location of a proposed construction materials operation. (Name of the Applicant/Operator) KS Land, , whose address and phone number is (Address and Phone Number of the Applicant/Operator) [illegible], has applied for a Reclamation Permit with the Colorado Mined Land Reclamation Board. Anyone wishing to comment on the application may view the application at the (County Name) Morgan County Clerk and Recorder's Office, (Clerk and Recorder's Office Address) 231 Ensign St., Fort Morgan, CO 80701, and should send comments prior to the end of the public comment period to the Division of Reclamation, Mining, and Safety, 1313 Sherman St, Room 215, Denver, Colorado 80203.

Certification:

I, Kasie Smith, hereby certify that I posted a sign containing the above notice for the proposed permit area known as the (Name of Operation) Four X Ranch Gravel Pit, on (Date Posted) 8/5/24.

K Smith
SIGNATURE

8/5/24
DATE

Exhibit A
Legal Description

Operation Name: Four X Ranch Gravel Pit

PART of the NE1/4 of the SW1/4 and NW1/4 of the SE1/4 and SE1/4 of the NW1/4 of Section 15 - T5N - R57W, 6th P.M., Morgan County , COLORADO

Acres: 77.11

County: Morgan

State: Colorado

Address: 28850 County Road 21, Fort Morgan, CO 80701

Entrance: Located directly off of Morgan County Road 21, approximately 1.4 miles north of the intersection of County Road 21 and County Road AA

40°23’53.20"N Latitude 103°44’57.02"W Longitude

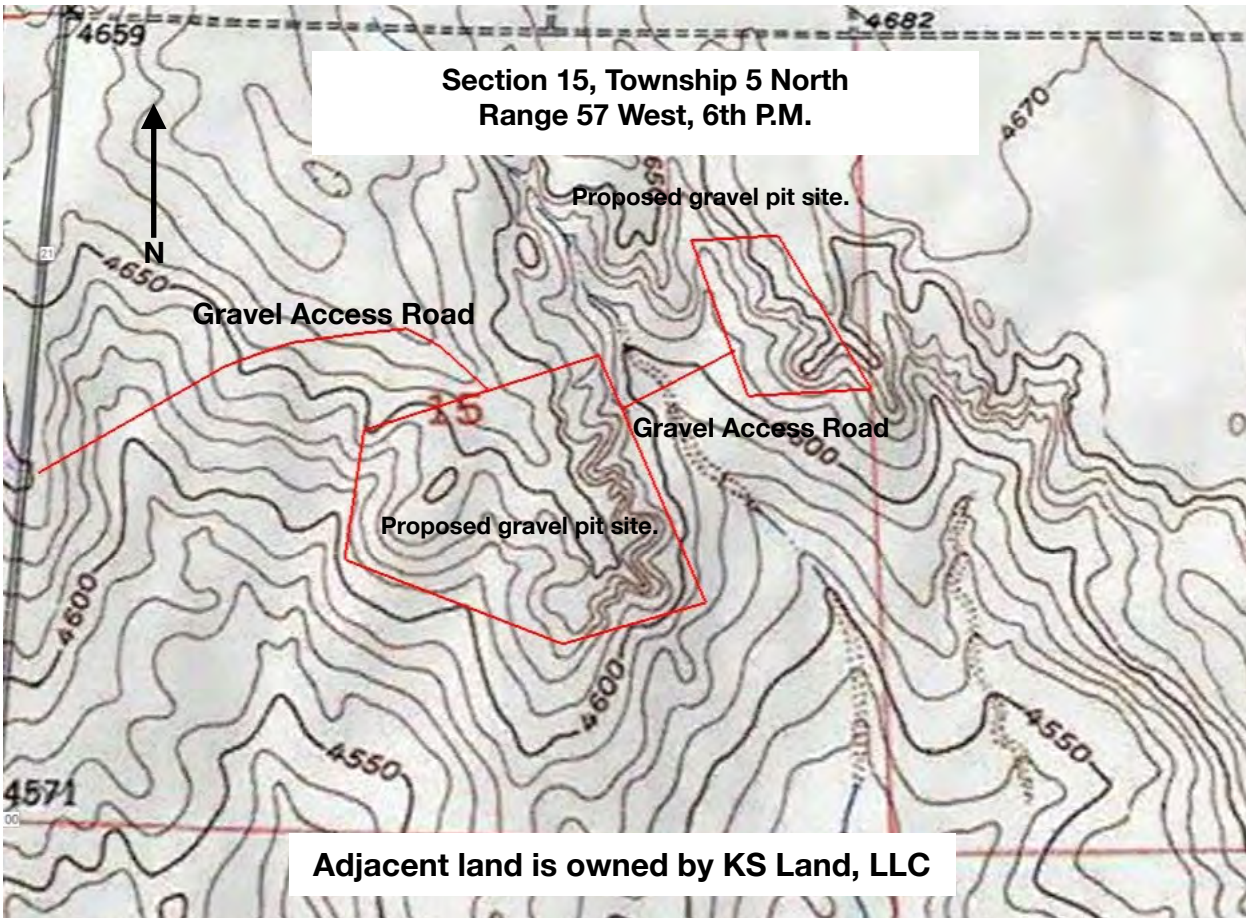


Exhibit B

Vicinity Index Map

Index map may be found in original Four X Ranch Gravel Pit application as “Exhibit B”

. EXHIBIT B

VICINITY INDEX MAP

COUNTY: MORGAN

Exhibit B from Original DRMS Permit Application

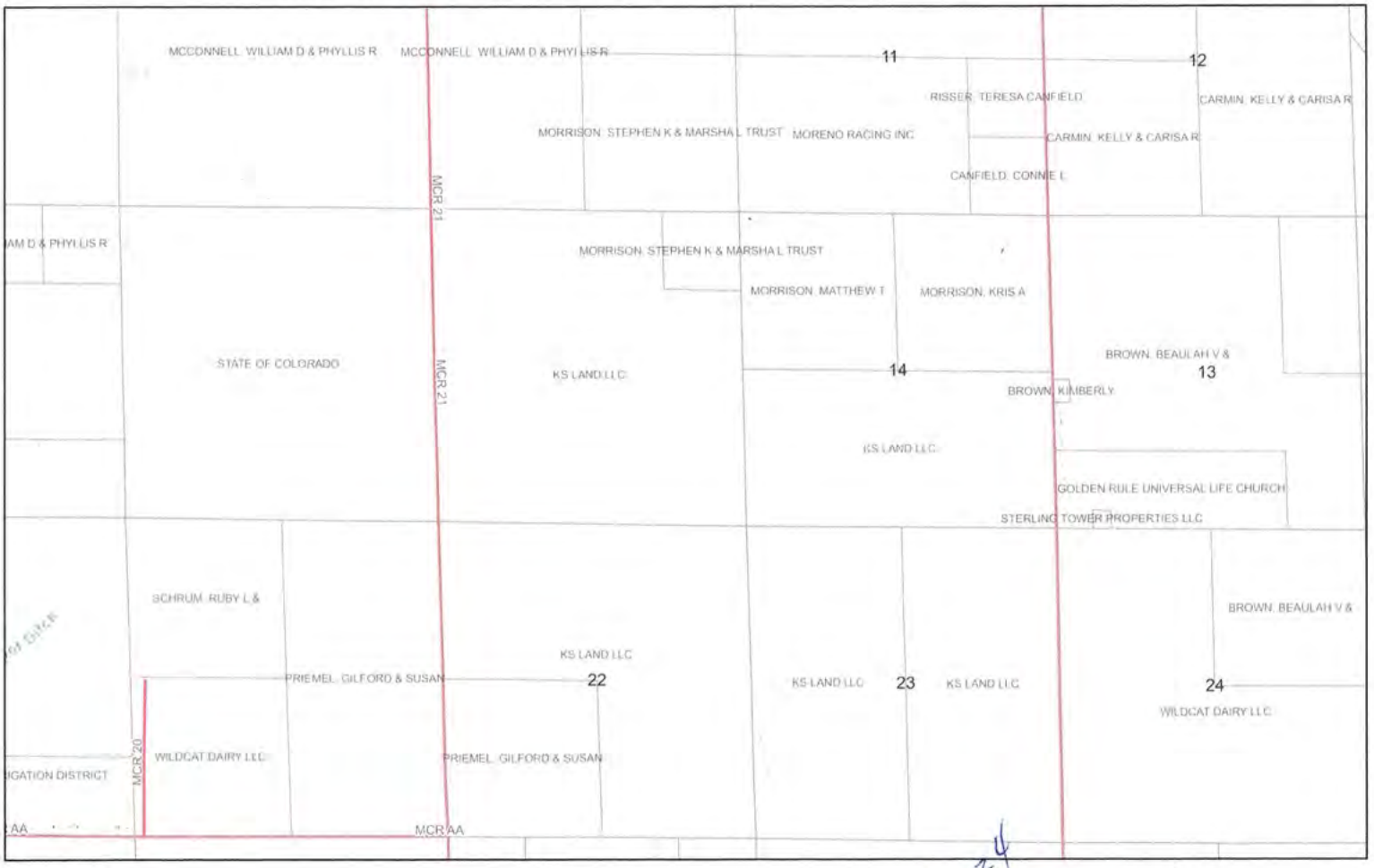
Mining Plan Amendment Map

Total area to be involved is 77.1 acres

Exhibit C- Mining Plan Map(s) of Affected Lands

All land and related mineral rights within 200 ft of affected area are owned by KS Land, LLC
No structures exist within 200 ft of impact area.
Land cover is native rangeland
Predominant soil type is Cascajo soils and gravelly land.

Map of Landowners Adjacent to Section 15, T5N, 57W



August 4, 2024

Parcels Roads

County

Section

1:36,112

0 0.23 0.45 0.9 mi

0 0.38 0.75 1.5 km

Bureau of Land Management, Nebraska Game & Parks Commission, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Aug 1, 2024

Four X Ranch Gravel Pit amendment

Mining Plan Map - Future Haul Road

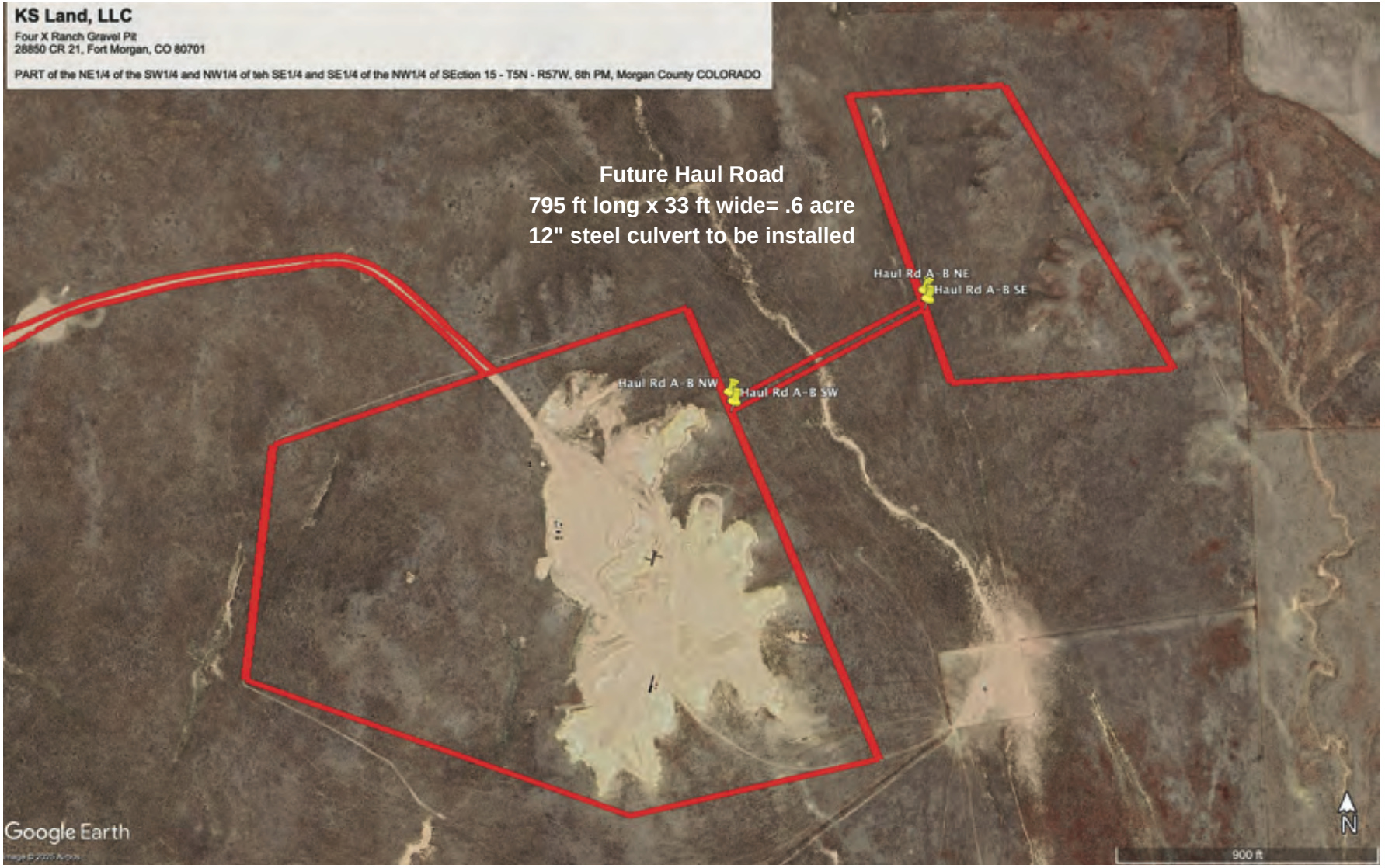


Exhibit D
Mining Plan

Mining Area A	Latitude	Longitude
NW Corner	40.398889	-103.741944
W Corner	40.396667	-103.742222
SW Corner	40.395409	-103.737437
SE Corner	40.395944	-103.734361
NE Corner	40.400222	-103.73675
Mining Area B		
NW Corner	40.402319	-103.734661
SW Corner	40.399492	-103.733406
SE Corner	40.399614	-103.730553
NE Corner	40.402419	-103.732678
Haul Road A to B		
NW Corner	40.399301	-103.736234
SW Corner	40.399212	-103.736185
SE Corner	40.400208	-103.733727
NE Corner	40.40029	-103.733764

At the time of the amendment KS Land, LLC is in process of mining and cleaning up areas that had been affected by the previous owner. There are approximately 17 acres that have been affected as of December 2024. The objective of this amendment is to establish updated plans for our operation, and to correctly utilize our permit to extract aggregate material.

Within our 77.1 permitted acres a maximum of approximately 30 acres may be disturbed at any given time. Once 5-10 acres in the disturbed area are deemed mined out, the reclamation process will begin on said acreage, working from south to north. Once vegetation has been established the Division will be contacted to review the status of the reclamation.

Mining will be done with standard excavation equipment- excavators, wheel loaders, and dozers. Raw material will be screened or crushed using mobile units. All material will be stockpiled as close to mining area as possible, general locations have been marked on the mining plan map. While extracting material from the ground a 3:1 or flatter slope will be maintained, with few exceptions. We will have no more than 1,500 linear feet at a 1:1 “straightwall.”

Mining Plan extraction from Exhibit D of Four X Ranch Gravel Pit application:
There are no streams, springs, lakes or stock water ponds that will received drainage directly from this mining operation. All drainage in the region is toward the South Platte River Runoff in the area of the pit limits is toward the south-southwest. Excavation and grade management will be used to minimize any stormwater runoff from the mining area. Any incidental runoff leaving the site will be filtered by adjacent grassland, which is owned by KS Land, LLC.

Within 5 years	Mine area A, with no more than 30 acres at a time disturbed. Reclamation will begin as 5-10 acres are deemed mined out. We acknowledge that credit for reclamation may take 2-5 years.
Within 10 years	Plan to have ~20 acres reclaimed, and move into the western part of mining area a.
Within 15 years	Plan for ~30 acres reclaimed, install haul road to area B
Within 20 years	Have ~40 acres reclaimed, and working in mining area b to close out the mining in this permitted area.
Within 25 years	Complete mining and have all remaining acreage in the process of reclamation.

Mining Plan extraction from Exhibit D of Four X Ranch Gravel Pit application:
“Thickness of aggregate material to be mined is” estimated “10 to 20 feet. The topsoil generally directly overlays the fractured rock to be mined. An overburden thickness of 0.5 ft is used as a conservative estimate for reclamation purposes. The actual average overburden thickness is likely to be less. The primary commodity to be produced from the site is rock aggregate, which will likely be used for road improvement and other construction related projects. No secondary commodities will be produced from the mining area.

No incidental products are expected to be produced.

No explosive or chemicals will be utilized.

There is currently a road that is 5,236 ft long x 33.7 ft wide working as the main haul road for the gravel pit operation. It will not be reclaimed, as it is the access to the livestock water tank/ well. In the future phases of mining, a road to mining area B will be installed per “Mining Plan Map - Future Haul Road” addendum.

Exhibit E

Reclamation Plan

A. Within our 77.1 permitted acres a maximum of approximately 30 acres may be disturbed at any given time. Once 5-10 acres in the disturbed area are deemed mined out, the reclamation process will begin on said acreage, working from south to north. Once vegetation has been established the Division will be contacted to review the status of the reclamation.

B. Extraction from Exhibit E page 6 of Four X Ranch Gravel Pit application:

"The maximum gradient of reclaimed slopes will be 3:1. Any waste rock will be used in grading final slopes for reclamation."

Stockpiles will be stored in windrow fashion along the edge of the mining area, as shown in Mining Plan Map. The grading will be a gentle slope, and the tenant that grazes the property will cover with a wheat crop. The soil type present is very sandy, gravelly soil so large stockpiles of topsoil are not anticipated..

C. The quality and fertility of stockpiled soil will not have changed significantly during stockpiling, however amendments will be applied if soil testing indicates nutrient deficiencies.

Reseeding will be done as described in the table shown on page 7 of Four X Ranch Gravel Pit application, less the addition of crested wheatgrass, per letter from Colorado DRMS to Martin Christensen dated August 7, 2014.

Details of the equipment that will be used include use of a medium-sized dozer, similar to a Cat D7, to make final grade 3:1 or flatter and blended with existing slopes per the Reclamation Plan Map. After grading is complete, topsoil would be spread with same dozer. A 200 horsepower tractor with a 20 ft no-till drill would be used to seed. Per Division requirements set forth in Adequacy Review No. 2 of the AM-1, an area of approximately 3 acres that is the processing site will be ripped prior to placement of overburden/topsoil

"The final use of the reclaimed mined area is rangeland. No trees will be removed from the rangeland.

The average thickness of replaced topsoil will be 5 inches."

D. There is currently a road that is 5,236 ft long x 33.7 ft wide working as the main haul road for the gravel pit operation. It will not be reclaimed, as it is the access to the livestock water tank/ well.

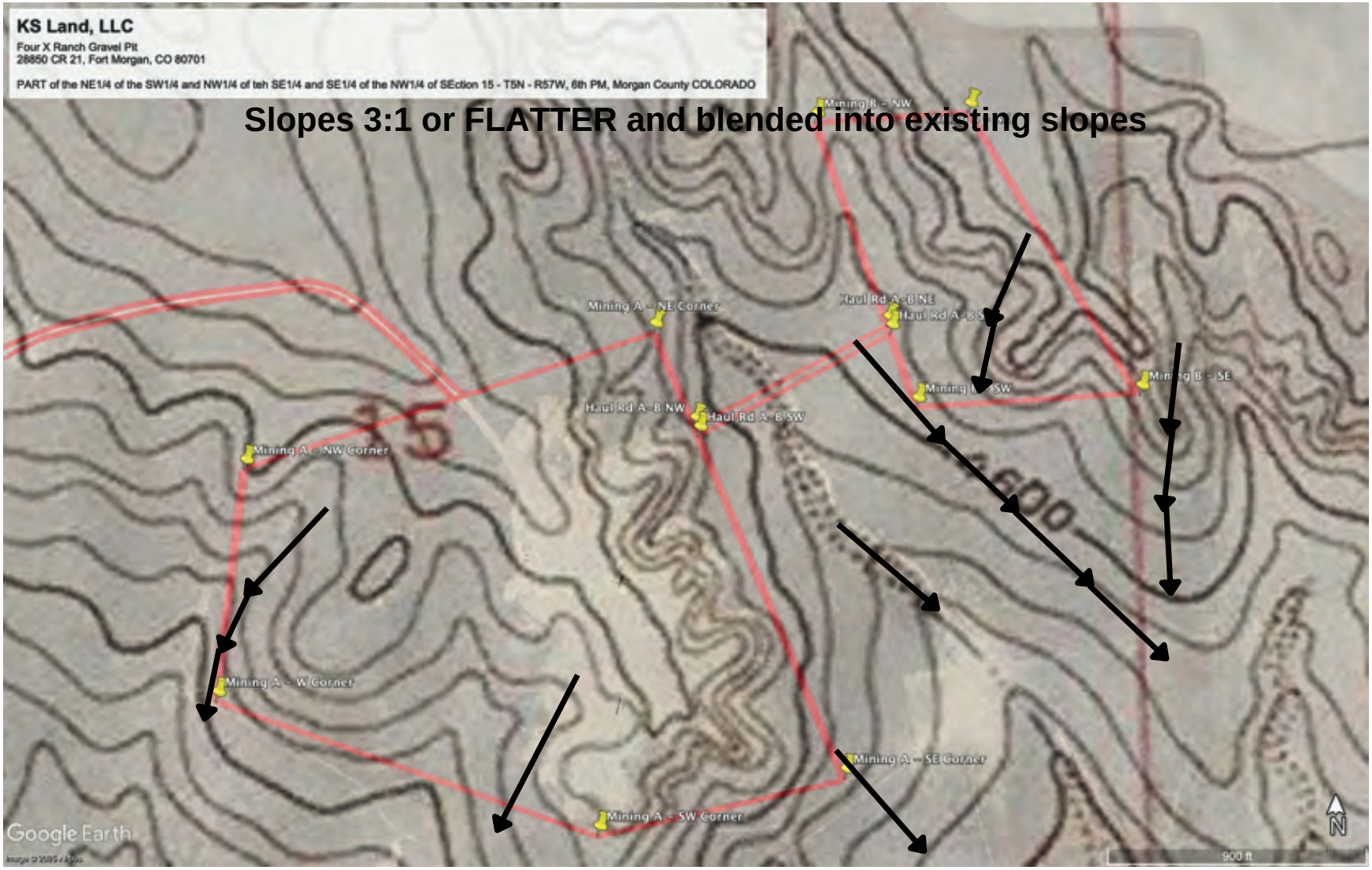
No buildings will remain after reclamation.

F. KS Land, LLC has conferred with local agricultural spraying companies to develop an Adaptive Weed Management Plan. Per Matt Baker, of D&M Spraying, LLC, our plan includes an annual inspection of the property in late March- early April followed by an application of a broadleaf herbicide by airplane in late April- early May. The application of the broadleaf would not disrupt native vegetation.

Regular inspection will be made by KS Land, LLC as well as the tenant who grazes the property. Any noxious weed infestations not covered by annual spraying will be addressed as

needed, and consultation with the Morgan County Extension Office or the NRCS office may be utilized to determine best course of action.

Reclamation Plan Map



All land and related mineral rights within 200 ft of affected area are owned by KS Land, LLC
All impacted slopes will be graded to 3:1 or flatter, blended into existing slopes and reseeded and revegetated in accordance with the approved state reclamation plan.

Reclamation Plan Map - Ranch Road Exclusion

Exhibit G
Water Information

Water information can be found in Exhibit G of the original Four X Ranch Gravel Pit application, page number 9

Exhibit G From Original DRMS Application

EXHIBIT G

WATER INFORMATION

No water will be used in conjunction with mining activities.

No impoundments are present at the site. No irrigation ditches or other surface water diversion points exist in or near the mining area. Colorado Division of Water Resources records do not show any groundwater wells within 200 feet of the proposed mining area boundaries. The proposed mining operation will not impact surface water or groundwater rights holders.

A stock watering well is located approximately 750 feet east of the impact area boundary and is not downgradient of the impact area. The well serving the stock watering well is located approximately one mile south.

Depth to groundwater at this site is greater than 75 feet based on the static water level of a stockwater well within 1/2 mile of the subject area; thus, the excavation will not impact groundwater. Any runoff from the proposed mining area will run into adjacent rangeland owned by the applicant, and be absorbed by the soil. Any sediment deposited on the adjoining rangeland via runoff will simply be incorporated into the soil profile by existing vegetation and fauna. If solids deposition exceeds the receiving soil's natural assimilation ability, a small earthen berm shall be constructed on the downslope side of the mining area to facilitate detention and solid settling before precipitation runoff leaves the site.

The hydrologic balance of the area will not be significantly affected. The limited size of the proposed excavation area in conjunction with the low precipitation and substantial depth to groundwater characteristic of the area minimize any impact to the hydrologic balance. No impoundments or significant drainage modifications will be left in the reclaimed area beyond the previously indicated slope moderation changes, which will likely enhance rangeland grass establishment by increasing precipitation infiltration time. There will be no depression left after mining operations are completed; no impoundments or drainage alterations will be left in the reclaimed area. The slopes of the reclaimed excavation area will be made 3:1 or flatter. Vertical pit walls will not be necessary.

Dust control on the access road and in the pit area will be implemented as needed using water hauled from a well located on land owned by the applicant. The well is located in Section 11, T4N, R57W.

The excavation will occur on ground that has not been used for any other known purpose beyond rangeland grazing. No foreign materials are anticipated to be encountered, other than incidental fencing or grazing related materials such as old fence posts and/or barbed wire. If refuse and/or acid or toxic producing materials are exposed during mining, they will be appropriately addressed. Any recyclable refuse will be recycled or repurposed. Non-recyclable refuse will be landfilled in the sanitary landfill. Toxic producing materials will be characterized and disposed of in accordance with applicable state law.

Exhibit H

Wildlife Information

Wildlife information may be found as “exhibit H” in the original Four X Ranch Gravel Pit application, page 10.

Exhibit H From Original DRMS Application

EXHIBIT H

WILDLIFE INFORMATION

Game and non-game animals present in the general area of the mining site include prairie dog, rabbit, coyote, fox, deer, mice, skunk, and ground squirrel. Birds that my utilize the area include meadowlarks killdeer, owls, red-tailed hawks, and various migratory birds.

There are no threatened or endangered species known to utilize the impact area.

As indicated by the site map, the impact area is surrounded by native rangeland. The general effect of aggregate extraction activities will be minimal. Once approximately half of the impact area has been mined, that area will be reclaimed for rangeland. Upon final completion of mining activities at the site, the remaining portion of the impact area will be reclaimed for rangeland.

The impact regarding temporary loss of food and habitat, interference with migratory routes, and the general effect on the wildlife from increased human activity, including noise, will likely be minimal.

Exhibit I

Soils Information

Soils information may be found in original Four X Ranch Gravel Pit application as “Exhibit I” page 11

Exhibit I From Original DRMS Application

EXHIBIT I

SOILS INFORMATION

The general thickness of topsoil in the area is approximately six inches or less. Based on the USDA-NRCS Morgan County Soil Survey, the predominant soil types present within the boundaries of the impact area are Cascajo soil and gravelly land and Valent Sand. The types of parent soils in conjunction with the topology of the site does not lend to the formation of deep organic soils. However, topsoil removed at the start of the project will be stockpiled and covered with manure, which will both help to modestly increase the fertility of the soil and minimize erosion.

Exhibit J

Vegetation Information

Vegetation information may be found in original Four X Ranch Gravel Pit application as “Exhibit J” page 12

Exhibit J From Original DRMS Application

EXHIBIT J

VEGETATION INFORMATION

USDA-NRCS Soil Survey information indicates vegetation characteristic of the aforementioned soil types are prairie sandreed (30%), Sand bluestem (15%), Switchgrass (15%), Blue grama (10%), Needlegrass (10%), Little bluestem (5%), Sideoats grama (5%), and sagebrush (5%).

Upland native rangeland in this area is not sufficiently productive to facilitate harvesting for hay. The CSU Extension Forage Stocking Rate Calculator indicates the average sustainable stocking rate of pasture with rangeland productivity characteristics is around 25 acres per cow-calf pair.

Exhibit K

Climate Information

Climate information may be found in original Four X Ranch Gravel Pit application as “Exhibit K” page 13

Exhibit K From Original DRMS Application

EXHIBIT K

CLIMATE INFORMATION

The USDA-NRCS Soil Survey indicates the climate of Morgan County is semi-arid continenta, with highly variable wind speed, precipiation and temperatures. The average annual precipitation is 14 inches. In winter the average low temperature is 15 degrees Farenheit. In summer, the average maximum temperature is 86 degrees Farenheit. Most of the precipitation falls between April and September as a result of thunderstorms.

Exhibit L

Reclamation Costs

The Divison Reclamation Cost worksheet for the amended permit areas is included as an attachment to these exhibits.

Exhibit M

Other Permits and Licenses

N/A

Exhibit N

Source of Legal Right to Enter

N/A the proposed amended site and the surrounding land is owned by KS Land, LLC

Exhibit O

Owners of Record

KS Land, LLC owns the surface and mineral rights within the boundary of the impact area and the surrounding area for a distance exceeding 200 feet.

Exhibit P

Municipalities within two miles

N/A - There are no municipalities within a two mile radius of the proposed site.

Exhibit Q

Owner's Proof of mailing notices to board of county commissioners and Proof of mailing notice to county conservation district.

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE

Postage	$9.85
Certified Fee	4.85
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 14.70

Postmark Here

Sent To: Morgan Con. District
Street, Apt. No., or PO Box No.: 200 W. Railroad Ave.
City, State, ZIP+4: Ft. Morgan, CO 80701

PS Form 3800, August 2006 — See Reverse for Instructions

7008 1830 0000 0750 0745

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com®
OFFICIAL USE

Postage	$9.85
Certified Fee	4.85
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 14.70

Postmark Here

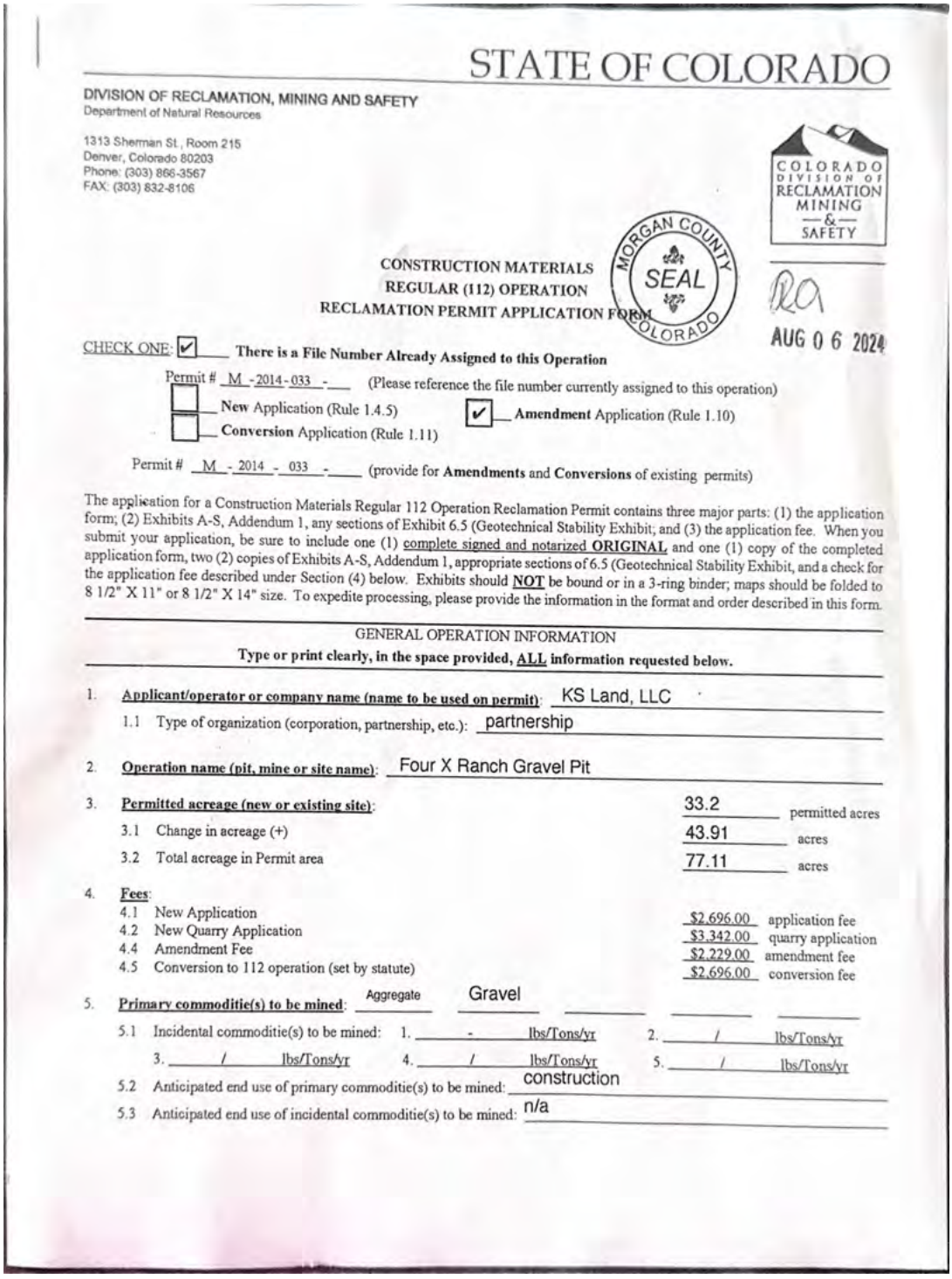
Sent To: Morgan Co Commissioner
Street, Apt. No., or PO Box No.: P.O. Box 596
City, State, ZIP+4: Fort Morgan, CO 80701

PS Form 3800, August 2006 — See Reverse for Instructions

7008 1830 0000 0750 0769

Exhibit R

Proof of filing with county clerk and recorder.



STATE OF COLORADO

DIVISION OF RECLAMATION, MINING AND SAFETY
Department of Natural Resources

1313 Sherman St., Room 215
Denver, Colorado 80203
Phone: (303) 866-3567
FAX: (303) 832-8106

COLORADO DIVISION OF RECLAMATION MINING & SAFETY

MORGAN COUNTY SEAL COLORADO

AUG 0 6 2024

CONSTRUCTION MATERIALS
REGULAR (112) OPERATION
RECLAMATION PERMIT APPLICATION FORM

CHECK ONE: ☑ **There is a File Number Already Assigned to this Operation**

Permit # M -2014-033 - (Please reference the file number currently assigned to this operation)

☐ **New** Application (Rule 1.4.5)
☑ **Amendment** Application (Rule 1.10)
☐ **Conversion** Application (Rule 1.11)

Permit # M - 2014 - 033 - (provide for **Amendments** and **Conversions** of existing permits)

The application for a Construction Materials Regular 112 Operation Reclamation Permit contains three major parts: (1) the application form; (2) Exhibits A-S, Addendum 1, any sections of Exhibit 6.5 (Geotechnical Stability Exhibit; and (3) the application fee. When you submit your application, be sure to include one (1) complete signed and notarized **ORIGINAL** and one (1) copy of the completed application form, two (2) copies of Exhibits A-S, Addendum 1, appropriate sections of 6.5 (Geotechnical Stability Exhibit, and a check for the application fee described under Section (4) below. Exhibits should **NOT** be bound or in a 3-ring binder; maps should be folded to 8 1/2" X 11" or 8 1/2" X 14" size. To expedite processing, please provide the information in the format and order described in this form.

GENERAL OPERATION INFORMATION

Type or print clearly, in the space provided, ALL information requested below.

1. **Applicant/operator or company name (name to be used on permit)**: KS Land, LLC
   1.1 Type of organization (corporation, partnership, etc.): partnership
2. **Operation name (pit, mine or site name)**: Four X Ranch Gravel Pit
3. **Permitted acreage (new or existing site)**: 33.2 permitted acres
   3.1 Change in acreage (+) 43.91 acres
   3.2 Total acreage in Permit area 77.11 acres
4. **Fees**:
   4.1 New Application $2,696.00 application fee
   4.2 New Quarry Application $3,342.00 quarry application
   4.4 Amendment Fee $2,229.00 amendment fee
   4.5 Conversion to 112 operation (set by statute) $2,696.00 conversion fee
5. **Primary commoditie(s) to be mined**: Aggregate Gravel
   5.1 Incidental commoditie(s) to be mined: 1. - lbs/Tons/yr 2. / lbs/Tons/yr
   3. / lbs/Tons/yr 4. / lbs/Tons/yr 5. / lbs/Tons/yr
   5.2 Anticipated end use of primary commoditie(s) to be mined: construction
   5.3 Anticipated end use of incidental commoditie(s) to be mined: n/a

Exhibit S

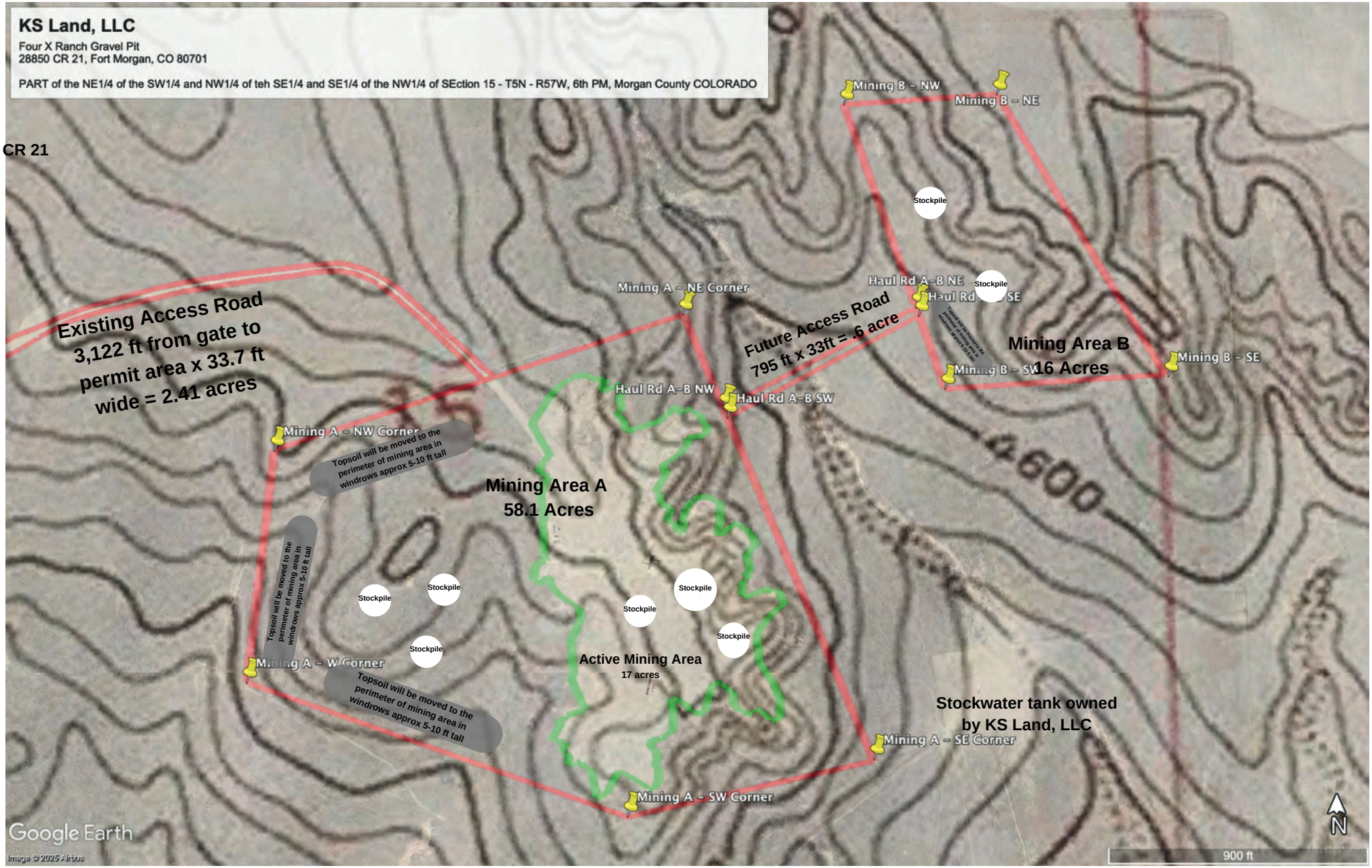
Permanent Man-Made Structures

N/A- there are no man-made structures within 200 feet of the impact area.

ATTACHMENTS

Mining Plan Amendment Map

Total area to be involved is 77.1 acres

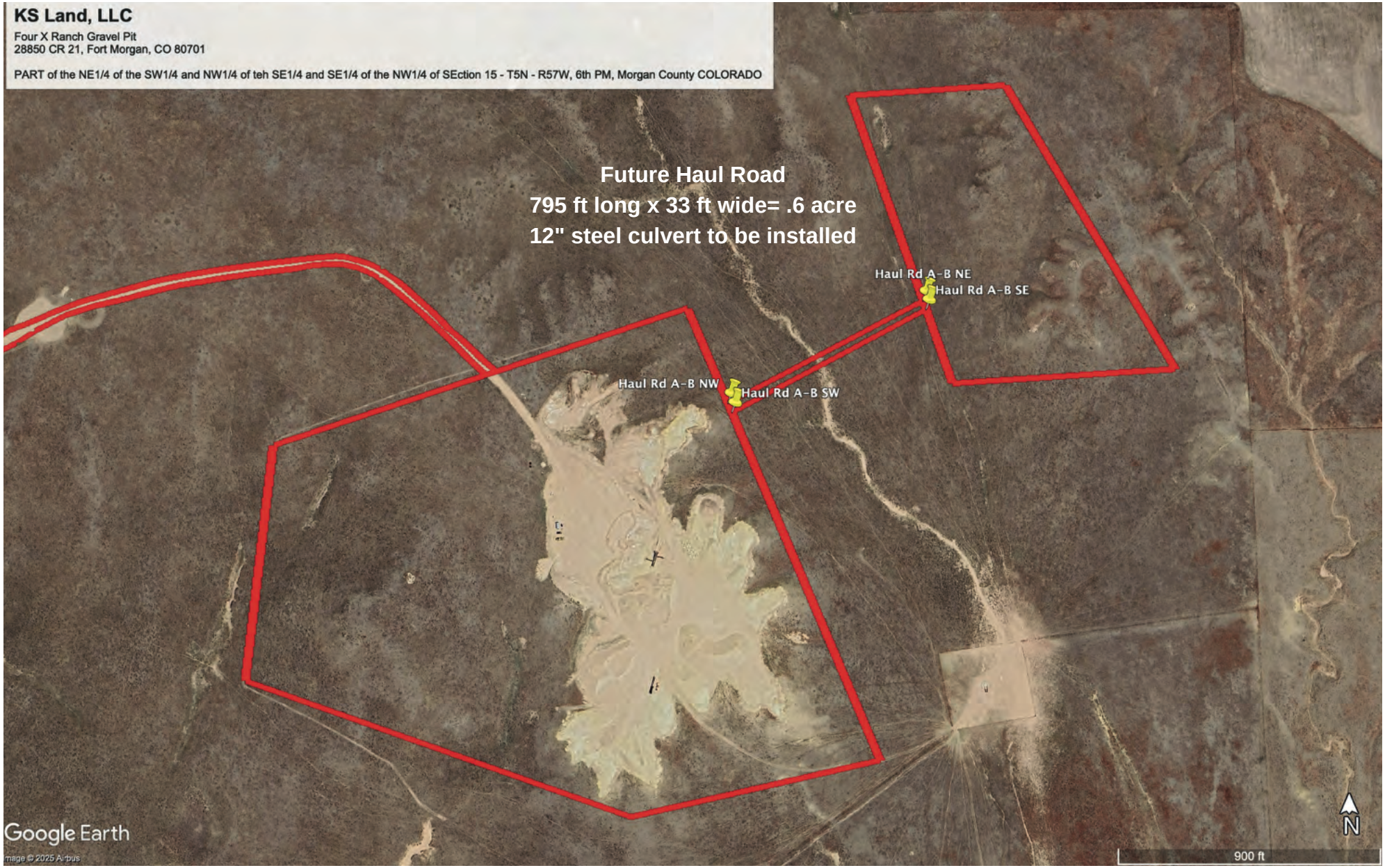


All land and related mineral rights within 200 ft of affected area are owned by KS Land, LLC
No structures exist within 200 ft of impact area.
Land cover is native rangeland
Predominant soil type is Cascajo soils and gravelly land.

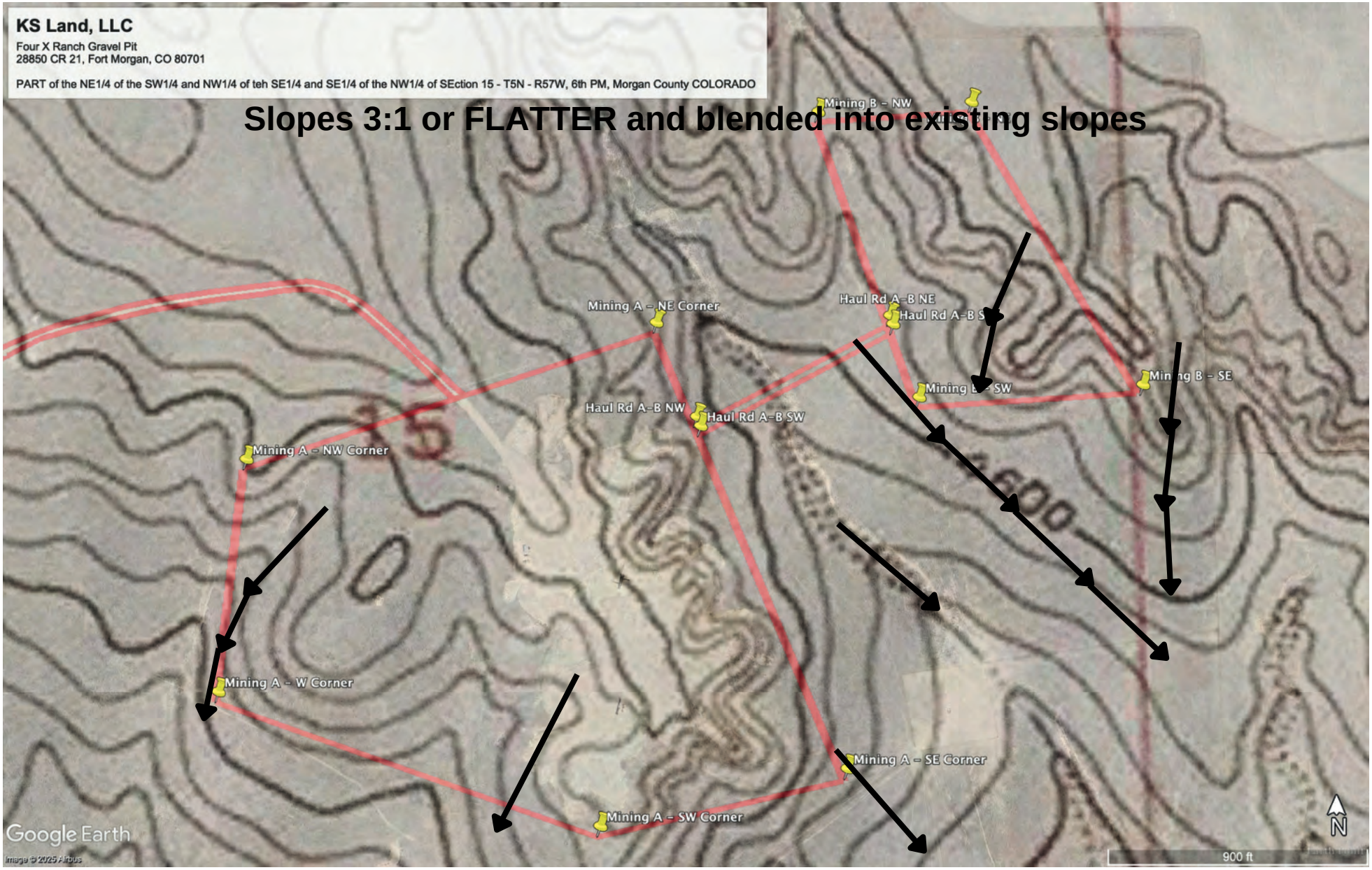
1/17/2025

Mining Plan Map - Future Haul Road

1/17/2025



Reclamation Plan Map



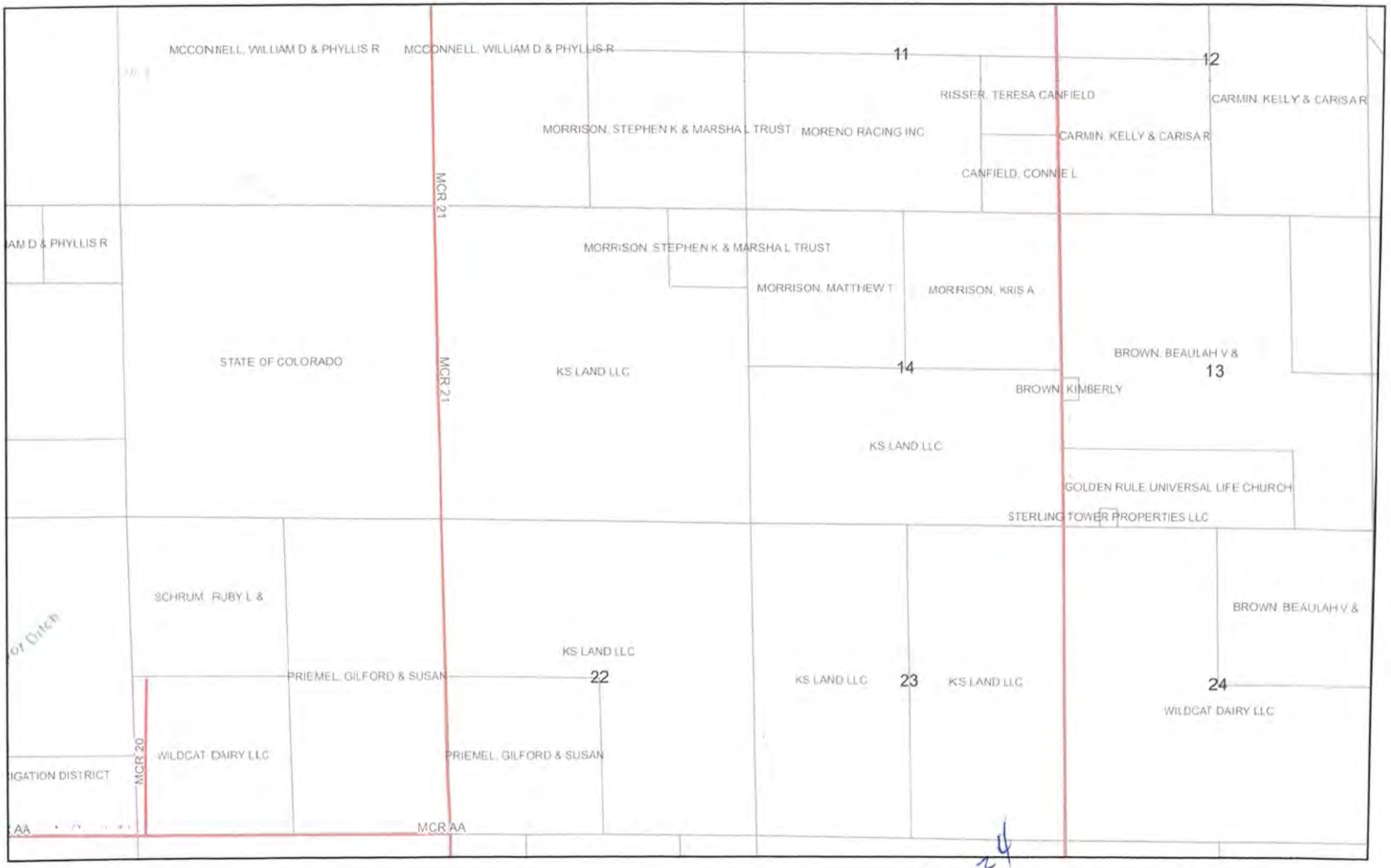
All land and related mineral rights within 200 ft of affected area are owned by KS Land, LLC
All impacted slopes will be graded to 3:1 or flatter, blended into existing slopes and reseeded and revegetated in accordance with the approved state reclamation plan.

1/17/2025

Reclamation Plan Map - Ranch Road Exclusion

1/17/2025

Map of Landowners Adjacent to Section 15, T5N, 57W



August 4, 2024

Parcels Roads

County

Section

Aug 4, 2024

1:36,112

0 0.23 0.45 0.9 mi

0 0.38 0.75 1.5 km

Bureau of Land Management, Nebraska Game & Parks Commission, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Notice posted at the entrance to the mining operation on August 5, 2024,

COST SUMMARY WORK

Task description: **Cost Summary**

Site: **Four X Ranch Gravel Pit** Permit Action: AM-1 Permit/Job#: M2014033

PROJECT IDENTIFICATION

Task #: 000 State: Colorado Abbreviation: None
Date: 1/15/2025 County: Morgan Filename: M033-000
User: JPL

Agency or organization name: DRMS

TASK LIST (DIRECT COSTS)

Task	Description	Form Used	Fleet Size	Task Hours	Cost
001	Grade Out Highwall	DOZER	1	6.27	$1,365
002	Grade Topsoil/Overburden	DOZER	1	53.05	$11,526
002a	Rip Processing Area	RIPPER	1	5.26	$1,169
003	Reveg	REVEGE	1	25.00	$61,811
004	Mob/Demob	MOBILIZE	1	5.14	$4,503
		SUBTOTALS:		**94.72**	**$80,374**

INDIRECT COSTS

OVERHEAD AND PROFIT:

Liability insurance:	2.02	Total =	$1,624
Performance bond:	1.05	Total =	$844
Job superintendent:	47.36	Total =	$3,754
Profit:	10.00	Total =	$8,037
		TOTAL O & P =	$14,259
		CONTRACT AMOUNT (direct + O & P) =	$94,633

LEGAL - ENGINEERING - PROJECT MANAGEMENT:

Financial warranty processing (legal/related costs):	$500	Total =	$500
Engineering work and/or contract/bid preparation:	8.00	Total =	$7,571
Reclamation management and/or administration:	5.81		$5,498
CONTINGENCY:	0.00	Total =	$0
		TOTAL INDIRECT COST =	$27,828
		TOTAL BOND AMOUNT (direct + indirect) =	**$108,202**

BULLDOZER WORK

Task description: **Grade Out Highwall**

Site: **Four X Ranch Gravel Pit** Permit Action: AM-1 Permit/Job#: M2014033

PROJECT IDENTIFICATION

Task #: 001 State: Colorado Abbreviation: None
Date: 1/15/2025 County: Morgan Filename: M033-001
User: JPL

Agency or organization name: DRMS

HOURLY EQUIPMENT COST

Basic Machine: Cat D7R DS XR Series II
Horsepower: 240
Blade Type: Semi-Universal
Attachment: 3-shank ripper
Shift Basis: 1 per day
Data Source: (CRG)

Cost Breakdown:

		Utilization %
Ownership Cost/Hour:	$90.24	NA
Operating Cost/Hour:	$78.95	100
Ripper own. Cost/Hour:	$9.25	NA
Ripper op. Cost/Hour:	$0.52	10
Operator Cost/Hour:	$38.59	NA

Total unit Cost/Hour: $217.55
Total Fleet Cost/Hour: **$217.55**

MATERIAL QUANTITIES

Initial Volume: 1,958
Swell factor: 1.430
Loose volume: **2,800** LCY

Source of estimated volume: 1,500 ft long x 15 ft deep at 1:1 slope
Source of estimated swell factor: Cat Handbook

HOURLY PRODUCTION

Average push distance: 75 feet
Unadjusted hourly production: 854.1 LCY/hr

Materials consistency description: Compacted fill or embankment 0.9

Average push gradient: -5 %
Average site altitude: 4,650 feet

Material weight: 3,300 lbs/LCY

Weight description: Decomposed rock - 75% Rock, 25% Earth

Job Condition Correction Factor		Source
Operator Skill:	0.750	(AVG.)

Material consistency:	0.900	(CAT HB))
Dozing method:	1.200	(SLOT)
Visibility:	1.000	(AVG.)
Job efficiency:	0.830	(1 SHIFT/DAY)
Spoil pile:	1.000	(DOZ-OC)
Push gradient:	1.115	(CAT HB)
Altitude:	1.000	(CAT HB)
Material Weight:	0.697	(CAT HB)
Blade type:	1.000	(PAT)

Net correction: 0.5225

Adjusted unit production: 446.27 LCY/hr

Adjusted fleet production: **446.27** LCY/hr

JOB TIME AND COST

Fleet size: 1 Dozer(s)
Unit cost: $0.487/LCY

Total job time: **6.27** Hours
Total job cost: **$1,365**

BULLDOZER WORK

Task description: **Grade Topsoil/Overburden**

Site: **Four X Ranch Gravel Pit** Permit Action: AM-1 Permit/Job#: M2014033

PROJECT IDENTIFICATION

Task #: 002 State: Colorado Abbreviation: None
Date: 1/15/2025 County: Morgan Filename: M033-002
User: JPL

Agency or organization name: DRMS

HOURLY EQUIPMENT COST

Basic Machine: Cat D7R DS XR Series II
Horsepower: 240
Blade Type: Semi-Universal
Attachment: 3-shank ripper
Shift Basis: 1 per day
Data Source: (CRG)

Cost Breakdown:

		Utilization %
Ownership Cost/Hour:	$90.24	NA
Operating Cost/Hour:	$78.95	100
Ripper own. Cost/Hour:	$9.25	NA
Ripper op. Cost/Hour:	$0.26	5
Operator Cost/Hour:	$38.59	NA

Total unit Cost/Hour: $217.29
Total Fleet Cost/Hour: **$217.29**

MATERIAL QUANTITIES

Initial Volume: 20,200
Swell factor: 1.000
Loose volume: **20,200** LCY

Source of estimated volume: 30 acres with 5-inches
Source of estimated swell factor: Cat Handbook

HOURLY PRODUCTION

Average push distance: 100 feet
Unadjusted hourly production: 714.3 LCY/hr

Materials consistency description: Loose stockpile 1.2

Average push gradient: 0 %
Average site altitude: 4,650 feet

Material weight: 2,900 lbs/LCY

Weight description: Decomposed rock - 50% Rock, 50% Earth

Job Condition Correction Factor		Source
Operator Skill:	0.750	(AVG.)

Material consistency:	1.200	(CAT HB)
Dozing method:	1.000	(GEN.)
Visibility:	1.000	(AVG.)
Job efficiency:	0.830	(1 SHIFT/DAY)
Spoil pile:	0.900	(SSD-FC)
Push gradient:	1.000	(CAT HB)
Altitude:	1.000	(CAT HB)
Material Weight:	0.793	(CAT HB)
Blade type:	1.000	(PAT)

Net correction: 0.5331

Adjusted unit production: 380.79 LCY/hr

Adjusted fleet production: **380.79** LCY/hr

JOB TIME AND COST

Fleet size: 1 Dozer(s)
Unit cost: $0.571/LCY

Total job time: **53.05** Hours
Total job cost: **$11,526**

BULLDOZER RIPPING WORK

Task description: **Rip Processing Area**

Site: **Four X Ranch Gravel Pit** Permit Action: AM-1 Permit/Job#: M2014033

PROJECT IDENTIFICATION

Task #: 002A State: Colorado Abbreviation: None
Date: 1/15/2025 County: Morgan Filename: M033-002a
User: JPL

Agency or organization name: DRMS

HOURLY EQUIPMENT COST

Basic Machine: Cat D7R DS XR Series II Horsepower: 240
Ripper Attachment: 3-Shank Ripper Shift Basis: 1 per day
Data Source: (CRG)

Cost Breakdown:

		Utilization %
Ownership Cost/Hour:	$90.24	NA
Operating Cost/Hour:	$78.95	100
Ripper Ownership Cost/Hour:	$9.25	NA
Ripper Operating Cost/Hour:	$5.20	100
Operator Cost/Hour:	$38.59	NA
Total Unit Cost/Hour:	$222.23	
Total Fleet Cost/Hour:	**$222.23**	

MATERIAL QUANTITIES

Selected estimating method: Area

Alternate Methods:

Seismic: NA Bank Volume: NA BCY NA
Area: 3.00 acres Rip Depth (ft): 1.00 Volume: 4,840 BCY or CCY

Source of estimated quantity: Division Estmate of Processing Area

HOURLY PRODUCTION

Seismic:

Seismic Velocity: NA feet/second

Area:

Average Ripping Depth:	2.45	feet/pass
Average Ripping Width:	6.50	feet/pass
Average Ripping Length:	150.00	feet/pass
Average Dozer Speed:	88.00	feet/minute
Average Maneuver Time:	0.25	minutes/pass
Production per unit area:	0.687	acres/hour

Job Condition Correction Factors

Unadjusted Hourly Unit Production:	0.687	Acres/hr
Site Altitude:	4,650	feet
Altitude Adj:	1.00	(CAT HB)
Job Efficiency:	0.83	(1 shift/day)
Net Correction:	0.83	multiplier
Adjusted Hourly Unit Production:	0.57	Acres/hr
Adjusted Hourly Fleet Production:	**0.57**	Acres/hr

JOB TIME AND COST

Fleet size: 1 Grader(s) Total job time: **5.26** Hours

Unit cost: $389.675 Per acre Total job cost: **$1,169**

REVEGETATION WORK

Task description: **Reveg**

Site: **Four X Ranch Gravel Pit** Permit Action: AM-1 Permit/Job#: M2014033

PROJECT IDENTIFICATION

Task #: 003 State: Colorado Abbreviation: None
Date: 1/15/2025 County: Morgan Filename: 003
User: JPL

Agency or organization name: DRMS

FERTILIZING

Materials

Description	Units / Acre	Unit	Cost / Unit	Cost /Acre
			$	$
			Total Fertilizer Materials Cost/Acre	**$0.00**

Application

Description	Cost /Acre
	$
Total Fertilizer Application Cost/Acre	**$0.00**

TILLING

Description	Cost /Acre
Chisel plowing {DMG}	$102.41
Weed control spraying (MEANS 31 31 16.13 3100)	$338.80
Total Tilling Cost/Acre	**$441.21**

SEEDING

Seed Mix	Rate – PLS LBS / Acre	Seeds per SQ. FT	Cost /Acre
Blue Grama - Lovington	0.20	3.26	$5.55
Little Bluestem - Camper	0.50	2.98	$6.79
Sand Dropseed	0.30	35.81	$3.90
Sideoats Grama - Vaughn	0.70	2.30	$17.21
Red Clover - Medium	0.20	1.24	$1.41
Smooth Brome - Lincoln	0.30	1.00	$1.46
Thickspike Wheatgrass - Critana	0.80	2.83	$6.52
Western Wheatgrass - Arriba	1.60	4.04	$14.45
Prairie Sandreed - Goshen	0.40	2.51	$6.81

Totals Seed Mix	5.00	55.97	**$64.11**

Application

Description	**Cost /Acre**
Drill Seeding (DRMS Survey Cost)	$236.64
Total Seed Application Cost/Acre	**$236.64**

MULCHING and MISCELLANEOUS

Materials

Description	**Units / Acre**	**Unit**	**Cost / Unit**	**Cost /Acre**
Straw, delivered {MEANS 31 25 14.16 1200}	2.00	TON	$492.78	$985.56
Total Mulch Materials Cost/Acre				**$985.56**

Application

Description	**Cost /Acre**
Crimping, with tractor {DMG survey data}	$85.37
Power mulcher (MEANS 32 91 13.16 0350)	$157.25
Total Mulch Application Cost/Acre	**$242.63**

NURSERY STOCK PLANTING

Common Name	**No / Acre**	**Type and Size**	**Planting Cost**	**Fertilizer Pellet Cost**	**Cost /Acre**
					$
Totals Nursery Stock Cost / Acre					**$0.00**

JOB TIME AND COST

No. of Acres:	30	Cost /Acre:	$1,970.15
Estimated Failure Rate:	30%	Cost /Acre*:	$300.75
*Selected Replanting Work Items:	SEEDING		

Initial Job Cost:	**$59,104.50**
Reseeding Job Cost:	**$2,706.75**
Total Job Cost:	**$61,811**
Job Hours:	**25.00**

EQUIPMENT MOBILIZATION/DEMOBILIZATION

Task description: **Mob/Demob**

Site: **Four X Ranch Gravel Pit** Permit Action: AM-1 Permit/Job#: M2014033

PROJECT IDENTIFICATION

Task #: 004 State: Colorado Abbreviation: None
Date: 1/15/2025 County: Morgan Filename: M033-004
User: JPL

Agency or organization name: DRMS

EQUIPMENT TRANSPORT RIG COST

Shift basis: 1 per day
Cost Data Source: CRG Data

Truck Tractor Description: GENERIC ON-HIGHWAY TRUCK TRACTOR, 6X4, DIESEL POWERED, 400 HP (2ND HALF, 2006)

Truck Trailer Description: GENERIC FOLDING GOOSENECK, DROP DECK EQUIPMENT TRAILER (25T, 50T, AND 100T)

Cost Breakdown:

Available Rig Capacities	0-25 Tons	26-50 Tons	51+ Tons
Ownership Cost/Hour:	$10.44	$22.18	$23.94
Operating Cost/Hour:	$26.48	$54.55	$55.65
Operator Cost/Hour:	$22.52	$22.52	$22.52
Helper Cost/Hour:	$0.00	$23.53	$23.53
Total Unit Cost/Hour:	$59.44	$122.78	$125.64

NON ROADABLE EQUIPMENT:

Machine Description	Weight/ Unit (TONS)	Owner ship Cost/hr/ unit	Haul Rig Cost/hr/unit	Fleet Size	Haul Trip Cost/hr/ fleet	Return Trip Cost/hr/ fleet	DOT Permit Cost/ fleet
Cat D7R DS XR Series II	35.93	$99.49	$122.78	1	$222.27	$122.78	$250.00
Drill/Broadcast Seeder with Tractor	25.00	$41.02	$59.44	2	$200.92	$118.88	$500.00
Power Mulcher (Bowie LD-90)	6.00	$27.21	$59.44	1	$86.65	$59.44	$250.00
Subtotals:					**$509.84**	**$301.10**	**$1,000.00**

ROADABLE EQUIPMENT:

Machine Description	Total Cost/hr/ unit	Fleet Size	Haul Trip Cost/hr/ fleet	Return Trip Cost/hr/ fleet
Subtotals:			**$0.00**	**$0.00**

EQUIPMENT HAUL DISTANCE and Time

Nearest Major City or Town within project area region:	FT MORGAN	
Total one-way travel distance:	10.00	miles
Average Travel Speed:	35.00	mph
Total Non-Roadable Mob/Demob Cost * '* two round trips with haul rig:	$4,502.75	
Total Roadable Mob/Demob Cost ** ** one round trip, no haul rig:	$0.00	

Transportation Cycle Time:

	Non-Roadable Equipment	Roadable Equipment
Haul Time (Hours):	0.29	0.29
Return Time (Hours):	0.29	0.29
Loading Time (Hours):	1.00	NA
Unloading Time (Hours):	1.00	NA
Subtotals:	2.57	0.57

JOB TIME AND COST

Total job time:	**5.14**	Hours
Total job cost:	**$4,503**	

CERTIFICATION OF NOTIFICATION OF MINERAL ESTATE OWNER

The applicant must check one of the three following statements, sign and date the form, and attach a list of mineral owners and lessees to whom notice was sent (if applicable).

I/We, KS Land, LLC by Kasie Smith

_____, (the "Applicant" or authorized representative of the Applicant), by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: 28850 CR 21, Fort Morgan, CO 80701

Legal Description (attach as applicable): PART of the NE1/4 of the SW1/4 and NW1/4 of the SE1/4 and SE1/4 of the NW1/4 of Section 15 - T5N - R57W, 6th P.M., Morgan County , COLORADO

Permit #: _____

__X__ I /We have searched the records of the Morgan County Tax Assessor and the Morgan County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein pursuant to C.R.S. § 24-65.5-103(1).

_____ I/We certify that, not less than thirty (30) days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to C.R.S. § 24-65.5-103(1) of the Colorado Revised Statutes. A copy of the letter and list of addressee are included with this certification.

_____ The mineral estate has been severed from the surface estate, and each mineral estate owner and lessee has waived the right to notice as per C.R.S. § 24-65.5-103(5).

I hereby further certify that I am the Applicant, or I am authorized by the Applicant to make the representations contained herein and to act as the Applicant's agent for purposes of this Certification of Notification and bind the Applicant to these representations by my signature below.

_____ 6/11/25

Applicant or Authorized Representative Date

COAN PAYTON & PAYNE LLC

Memorandum

To: KS Land, LLC; Kasie Smith

From: Dan Jones

Date: March 30, 2021

Re: Mineral Title; Sections 14, 15, 22, and 23 – T5N – R57W

I reviewed the documents provided related to the mineral title in Sections 14, 15, 22, and 23 of Township 5 North, Range 57 West of the 6th P.M., Morgan County, Colorado, and have the following observations for your consideration. My review has been mostly limited to the documents provided by the title company.

PARCEL A:

1. **South Half of Section 14:**

On review of the provided documents related to the mineral title in the South Half of Section 14, T5N, R57W, there was no evidence of a severance of the mineral title. **Based on the documents provided, it appears Four X Ranch, Inc., is the owner of 100% of the mineral estate underlying the S2 of Section 14**. The documents which were provided and reviewed are as follows:

- Document No. 51940 (B44 P295) - 1913 Patent Deed to William H. Bevard for the SE4
- Document No. 97181 (B155 P158) – 1920 Patent Deed to William H. Bevard for the SW4
- Document No. 160298 (B242 P185) – 1926 Warranty Deed from William H. Bevard to L. L. Phillips for the S2, with no mineral reservation by Grantor.
- Document No. 167439 (B244 P185) – 1927 Quitclaim Deed from William H. Bevard to Roy E. Menking for the S2, with no mineral reservation by Grantor.
- Document No. 196856 (B294 P489) – 1928 Oil and Gas Lease from L. L. Phillips and Roy E. Menking to Clem S. Lee for the S2 (lease appears to have expired without any oil and gas development).

- Document No. 277563 (B382 P81) – 1940 Warranty Deed from Roy E. Menking to Luther L. Phillips for the S2, with no mineral reservation by Grantor.
- Document No. 300850 (B398 P88) 1942 Warranty Deed from Luther L. Phillips a/k/a L. L. Phillips to Arnold and Mildred Dollarschell for the S2, with no mineral reservation by Grantor.
- Document No. 752032 (B988 P125) – 1995 Quitclaim Deed from Arnold and Mildred Dollerschell to Rick Bower for the S2, with no mineral reservation by Grantor.
- Document No. 801307 (B1119 P443) – 2002 Warranty Deed from Rick Bower to M & C Farms, Inc., for the S2, with no mineral reservation by Grantor.
- Document No. 892414 – 2005 Quitclaim Deed from M & C Farms, Inc., to Four X Ranch, Inc., for the S2, with no mineral reservation by Grantor.

2. East Half of Section 23:

Review of the documents provided for this portion of Parcel A indicates severances of mineral interests in the title chain, which will be summarized below. The documents which were provided and reviewed for this portion of Parcel A are as follows:

- Document No. 82616 (B122 P340) – 1918 Patent Deed to Ruby Utz for the E2.
- Document No. 352212 (B465 P430) – 1949 Warranty Deed from Ruby Utz to A.C. Berryhill for the E2, with no mineral reservation by Grantor.
- Document No. 386735 (B386 P735) – 1953 Warranty Deed from A.C. Berryhill to Arnold and Mildred Dollerschell for the E2 – reserving unto Grantor an undivided 3/4 of all oil, gas, and other minerals.
- Document No. 561515 (B719 P373) – 1970 Estate documents for the Estate of A.C. Berryhill, whereby he devised all of his property equally to his two sons, Harold Berryhill and Jack Berryhill (undivided 3/8 mineral interest in the E2 to each).
- Document No. 566561 (B723 P919) – 1971 Estate documents for the estate of Harold Berryhill, whereby he devised all of his property to his surviving spouse E. Louise Berryhill (undivided 3/8 mineral interest in the E2).
- Document No. 712203 (B908 P928) – 1988 Personal Representative's Deed from the Estate of E. Louise Berryhill to Sharon Lee Aggson and Harold Lee Berryhill in equal shares (undivided 3/16 mineral interest in the E2 to each).
- Document No. 762320 (B1011 P898) – 1997 Warranty Deed from the Dollerscheils to Rick Bower for the E2, with no mineral reservation by Grantor.
- Document No. 763318 (B1014 P394) – 1997 Warranty Deed from Rick Bower to Pat Dimond for the E2, with no mineral reservation by Grantor.

- Document No. 798414 (B1109 P831) – 2002 Quit Claim Deed from Pat Dimond back to Rick Bower for the E2, with no mineral reservation by Grantor.
- Document No. 801307 (B1119 P443) 2002 Warranty Deed from Rick Bower to M&C Farms, Inc., for the E2, with no mineral reservation by Grantor.
- Document No. 892414 – 2015 Quit Claim Deed from M&C Farms, Inc., to Four X Ranch, Inc., for the E2, with no mineral reservation by Grantor.

To summarize, **it appears from the provided documents as reviewed above that Four X Ranch, Inc., owns an undivided one-fourth (1/4) of the mineral interests in the E2 of Section 23, with the other 3/4 of the minerals owned by successors of A.C. Berryhill following his reservation of that 3/4 mineral interest in 1953 as reflected above.** If Seller can provide evidence of reacquisition of all or a portion of the mineral estate from the successors of A.C. Berryhill, then this conclusion will be revised accordingly.

PARCEL B

1. **West Half, West Half of the East Half, Southeast Quarter of the Northeast Quarter, and East Half of the Southeast Quarter of Section 15:**

Review of the documents provided for this portion of Parcel B indicates severances of mineral interests in the title chain, which will be summarized below. The documents which were provided and reviewed for this portion of Parcel B are as follows:

- Document No. 66050 (B107 P273) – 1916 Patent Deed to Rolland L. Scobey for the E2SW4.
- Document No. 67179 (B106 P378) – 1916 Patent Deed to Sarah Scobey for the S2NE4, E2SE4, NE4NW4, NW4NE4, and S2NW4.
- Document No. 68553 (B119 P250) – 1916 Warranty Deed from Rolland L. Scobey to John C. Christensen and Jens R. Christensen for S2NE4, E2SE4, NE4NW4, NW4NE4, S2NW4, and E2SW4, with no mineral reservation by Grantor. ****** NOTE**: title gap between Sarah Scobey and Rolland Scobey for all of the portions of Section 15 acquired by Sarah Scobey in the Patent above – the documents provided do not contain any indication how Rolland Scobey acquired those lands from Sarah Scobey prior to this deed.
- Document No. 76694 (B126 P517) – 1917 Warranty Deed from John C. Christensen to Jens R. Christensen for all of his undivided one-half interest in the S2NE4, E2SE4, NE4NW4, NW4NE4, S2NW4, and E2SW4, with no mineral reservation by Grantor.

- Document No. _____ (B___ P___) – 1920 Patent to Jens R. Christensen for the NW4NW4. (Note: This Patent was not provided, but I was able to locate it through the BLM General Land Office online records.)
- Document No. _____ (B___ P___) – 1920 Patent to Jens R. Christensen for the W2SE4. (Note: This Patent was not provided, but I was able to locate it through the BLM General Land Office online records.)
- Document No. 137324 (B176 P118) – 1920 Patent to Andrew D. King for the W2SW4.
- Document No. 257664 (B363 P88) – Warranty Deed from Andrew D. King to A.C. Berryhill and N.A. Gamble for W2SW4, with no mineral reservation by Grantor.
- Document No. 303224 (B899 P416) – Warranty Deed from A.C. Berryhill and N.A. Gamble to J.R. Christensen for W2SW4, reserving to Grantors an undivided one-half of all oil, gas and other mineral rights in the W2SW4 (presumably an undivided 1/4 as to each).
- Document No. 469249 (B631 P302) – 1960 Decree of Final Settlement of the Estate of Jens R. Christensen a/k/a J.R. Christensen, naming his surviving spouse, Ann Christine Christensen, the sole heir and devisee of his estate.
- Document No. 475222 (B639 P253) – 1960 Warranty Deed from Ann Christine Christensen to Delmore L. Christensen for the W2, W2E2, SE4NE4, and E2SE4, reserving unto Grantor an undivided one-half of all the royalties from the oil, gas, or other minerals that may be produced from the subject lands, but otherwise conveying her one-half interest in the minerals to Grantee.
- Document No. 475221 (B639 P252) – 1960 Royalty Deed from Ann Christine Christensen to Elaine Rynearson, Iris Wilmot, Velva Stephen, Carol Thompson, and Jens D. Christensen for all of her undivided one-half interest in the royalties from the oil, gas and other minerals that may be produced from the W2, W2E2, SE4NE4, and E2SE4.
- Document No. 561515 (B719 P373) – 1970 Estate documents from A.C. Berryhill devising all of his estate (including his undivided one-fourth of the minerals underlying the W2SW4) to his two sons, Harold Berryhill and Jack Berryhill, equally.
- Document No. 566561 (B723 P919) – 1971 Estate documents from Harold Berryhill, devising all of his property (presumably including his undivided one-eighth of the minerals underlying the W2SW4) to his surviving spouse E. Louise Berryhill.
- Document No. 605636 (B763 P346) – 1976 Corrected Deed of Distribution from the Estate of Nell Lusby to Donald Fawcett and Jack Fawcett for her undivided 1/12 interest in the minerals underlying the SW4 and W2SE4 (equal undivided 1/24 to each) *** NOTE – it is not clear from the documents reviewed how Nell Lusby obtained the interest in the SW4 and W2SE4 that is purportedly conveyed by this Deed; she is not shown as a grantee in any document provided.

- Document No. 650930 (B814 P713) – 1981 Warranty Deed from Delmore Christensen to Four X Ranch, Inc. for the W2, W2E2, SE4NE4 and E2SE4, with no mineral reservation by Grantor, but subject to prior reservations of record.
- Document No. 712203 (B908 P928) – 1988 Personal Representative's Deed from the Estate of E. Louise Berryhill to Sharon Aggson and Harold L. Berryhill for all of her undivided one-eighth of the minerals in the W2SW4 (undivided one-sixteenth to each).
- Document No. 726641 (B935 P821) – 1991 Mineral Deed from Jack Fawcett to the J & R Fawcett Trust for all of his undivided 1/24 interest in the minerals underlying the SW4 and W2SE4. **** NOTE – this interest follows from the questioned interest of Nell Lusby described above, so the accuracy of this is unclear.

To summarize, **it appears from the provided documents as reviewed above that Four X Ranch, Inc., owns the following mineral interests in Section 15**:

- **Undivided one-half of the minerals underlying the W2SW4, due to the reservation by A.C. Berryhill and N.A. Gamble above, but Four X Land, Inc., owns none of the royalties from production from the W2SW4**, as that one-half interest it owns is subject to the reservation of 1/2 of the royalties by Ann Christine Christensen in her 1960 deed to Delmore Christensen above, as such royalty interest was thereafter conveyed to her successors. If Seller can provide evidence of reacquisition of all or a portion of the mineral estate from the successors of A.C. Berryhill or the successors of Ann Christine Christensen, then this conclusion will be revised accordingly.
- **All of the minerals underlying the NW4, E2SW4, W2E2, SE4NE4, and E2SE4, but only one-half of the royalties from production from those minerals** due to the reservation of 1/2 of the royalties by Ann Christine Christensen in her 1960 deed to Delmore Christensen above. If Seller can provide evidence of reacquisition of all or a portion of the mineral estate from the successors of Ann Christine Christensen, then this conclusion will be revised accordingly. ****NOTE – this ownership is also subject to possible ownership of a portion of the minerals in the SW4 and W2SE4 by successors to Nell Lusby if it is shown that Nell Lusby did, in fact, acquire an ownership interest in the minerals underlying the SW4 and W2SE4.

2. **East Half and Northwest Quarter of Section 22:**

Review of the documents provided for this portion of Parcel B indicates severances of mineral interests in the title chain, which will be summarized below. The documents which were provided and reviewed for this portion of Parcel B are as follows:

- Document No. 66050 (B107 P273) – 1916 Patent Deed to Rolland L. Scobey for the W2E2 and the E2NW4.
- Document No. 66703 (B107 P287) – 1916 Patent Deed to Ira O. Gearhart for the E2E2.

- Document No. 68553 (B119 P250) – 1916 Warranty Deed from Rolland L. Scobey to John C. Christensen and Jens R. Christensen for the W2E2 and the E2NW4, with no mineral reservation by Grantor.
- Document No. 68554 (B119 P251) – 1916 Warranty Deed from Ira O. Gearhart and Linnie L. Gearhart to John C. Christensen and Jens R. Christensen for the E2E2, with no mineral reservation by Grantor.
- Document No. 76694 (B126 P517) – 1917 Warranty Deed from John C. Christensen to Jens R. Christensen for all of his undivided one-half interest in the E2 and the E2NW4, with no mineral reservation by Grantor.
- Document No. 137324 (B176 P118) – 1920 Patent Deed to Andrew D. King for the W2NW4.
- Document No. 257664 (B363 P88) – 1937 Warranty Deed from Andrew D. King to A.C. Berryhill and N.A. Gamble for the W2NW4, with no mineral reservation by Grantor.
- Document No. 303224 (B399 P416) – 1943 Warranty Deed from A.C. Berryhill and N.A. Gamble to J.R. Christensen for the W2NW4, reserving unto Grantors an undivided one-half of all oil, gas and mineral rights (presumably an undivided one-fourth as to each).
- Document No. 469249 (B631 P302) – 1960 Decree of Final Settlement of the Estate of Jens R. Christensen a/k/a J.R. Christensen, naming his surviving spouse, Ann Christine Christensen, the sole heir and devisee of his estate.
- Document No. 475222 (B639 P253) – 1960 Warranty Deed from Ann Christine Christensen to Delmore L. Christensen for the E2 and NW4, reserving unto Grantor an undivided one-half of all the royalties from the oil, gas, or other minerals that may be produced from the subject lands, but otherwise conveying her one-half interest in the minerals to Grantee.
- Document No. 475221 (B639 P252) – 1960 Royalty Deed from Ann Christine Christensen to Elaine Rynearson, Iris Wilmot, Velva Stephen, Carol Thompson, and Jens D. Christensen for all of her undivided one-half interest in the royalties from the oil, gas and other minerals that may be produced from the E2 and NW4.
- Document No. 561515 (B719 P373) – 1970 Estate documents from A.C. Berryhill devising all of his estate (including his undivided one-fourth of the minerals underlying the W2NW4) to his two sons, Harold Berryhill and Jack Berryhill, equally.
- Document No. 566561 (B723 P919) – 1971 Estate documents from Harold Berryhill, devising all of his property (presumably including his undivided one-eighth of the minerals underlying the W2NW4) to his surviving spouse E. Louise Berryhill.
- Document No. 605636 (B763 P346) – 1976 Corrected Deed of Distribution from the Estate of Nell Lusby to Donald Fawcett and Jack Fawcett for her undivided 1/12 interest in the minerals underlying the W2NE4 (equal undivided 1/24 to each) *** NOTE – it is not clear from the documents reviewed how Nell Lusby obtained the interest in the

W2NE4 that is purportedly conveyed by this Deed; she is not shown as a grantee in any document provided.

- Document No. 650930 (B814 P713) – 1981 Warranty Deed from Delmore Christensen to Four X Ranch, Inc. for the E2 and NW4, with no mineral reservation by Grantor, but subject to prior reservations of record.
- Document No. 712203 (B908 P928) – 1988 Personal Representative's Deed from the Estate of E. Louise Berryhill to Sharon Aggson and Harold L. Berryhill for all of her undivided one-eighth of the minerals in the W2NW4 (undivided one-sixteenth to each).
- Document No. 726641 (B935 P821) – 1991 Mineral Deed from Jack Fawcett to the J & R Fawcett Trust for all of his undivided 1/24 interest in the minerals underlying the W2NE4. **** NOTE – this interest follows from the questioned interest of Nell Lusby described above, so the accuracy of this is unclear.

To summarize, **it appears from the provided documents as reviewed above that Four X Ranch, Inc., owns the following mineral interests in Section 22**:

- **Undivided one-half of the minerals underlying the W2NW4 due to the reservation by A.C. Berryhill and N.A. Gamble above, but Four X Ranch, Inc., owns none of the royalties from production from the W2NW4**, as that one-half interest is subject to the reservation of 1/2 of the royalties by Ann Christine Christensen in her 1960 deed to Delmore Christensen above, as such royalty interest was thereafter conveyed to her successors. If Seller can provide evidence of reacquisition of all or a portion of the mineral estate from the successors of A.C. Berryhill or the successors of Ann Christine Christensen, then this conclusion will be revised accordingly.
- **All of the minerals underlying the E2 and the E2NW4, but only one-half of the royalties from production from those minerals** due to the reservation of 1/2 of the royalties by Ann Christine Christensen in her 1960 deed to Delmore Christensen above. If Seller can provide evidence of reacquisition of all or a portion of the mineral estate from the successors of Ann Christine Christensen, then this conclusion will be revised accordingly. ****NOTE – this ownership is also subject to possible ownership of a portion of the W2NE4 by successors to Nell Lusby if it is shown that Nell Lusby did, in fact, acquire an ownership interest in the minerals underlying the W2NE4.

3. West Half of Section 23:

Review of the documents provided for this portion of Parcel B indicates severances of mineral interests in the title chain, which will be summarized below. The documents which were provided and reviewed for this portion of Parcel B are as follows:

- Document No. 66703 (B107 P287) – 1916 Patent Deed to Ira O. Gearhart for the W2W2.

- Document No. 68554 (B119 P251) – 1916 Warranty Deed from Ira O. Gearhart to John C. Christensen and Jens R. Christensen for the W2W2, with no mineral reservation by Grantor.
- Document No. 76694 (B126 P57) – 1917 Warranty Deed from John C. Christensen to Jens R. Christensen for his undivided one-half interest in the W2W2, with no mineral reservation by Grantor.
- Document No. 113303 (B155 P411) – 1920 Patent Deed to Jens R. Christensen for the E2W2.
- Document No. 469249 (B631 P302) – 1960 Decree of Final Settlement of the Estate of Jens R. Christensen a/k/a J.R. Christensen, naming his surviving spouse, Ann Christine Christensen, the sole heir and devisee of his estate.
- Document No. 475222 (B639 P253) – 1960 Warranty Deed from Ann Christine Christensen to Delmore L. Christensen for the W2, reserving unto Grantor an undivided one-half of all the royalties from the oil, gas, or other minerals that may be produced from the subject lands, but otherwise conveying her one-half interest in the minerals to Grantee.
- Document No. 475221 (B639 P252) – 1960 Royalty Deed from Ann Christine Christensen to Elaine Rynearson, Iris Wilmot, Velva Stephen, Carol Thompson, and Jens D. Christensen for all of her undivided one-half interest in the royalties from the oil, gas and other minerals that may be produced from the W2.
- Document No. 650930 (B814 P713) – 1981 Warranty Deed from Delmore Christensen to Four X Ranch, Inc. for the W2, with no mineral reservation by Grantor, but subject to prior reservations of record.

To summarize, it appears from the provided documents as reviewed above that Four X Ranch, Inc., owns all of the minerals underlying the W2, but owns only one-half of the royalties from production from those minerals due to the reservation of 1/2 of the royalties by Ann Christine Christensen in her 1960 deed to Delmore Christensen above, as such interest has been conveyed to her successors. If Seller can provide evidence of reacquisition of all or a portion of the mineral estate from the successors of Ann Christine Christensen, then this conclusion will be revised accordingly.

Vested Rights Option Form and/or Waiver

Submit with application.

Special Use Permit Amendment
Type of Review

KS Land, LLC
Property Owner's Name

28801 CR 21, Fort Morgan
Address of Property

Kasie Smith
Applicant's Name

OPTION #1

I, _____, intend to pursue the creation of a vested property right as provided for in Sec. 2-505 of the zoning regulations. In order to accomplish that, I am requesting that my application be referred to the Board of County Commissioners for a public hearing pursuant to the applicable sections of the Morgan County Zoning Regulations. I understand that if my request is approved by the Board, notice advising the general public of the Board's approval and the creation of a vested property right will be published in a newspaper of general circulation no later than fourteen days following final approval. By default, vested rights will be granted for a period of three years.

I understand and acknowledge that certain delays in my project's approval time may result in order to meet the hearing and notice requirements of state law for the creation of a vested property right.

Optional: I, _____, am requesting an *additional* _____ years and include a narrative explaining the reasoning for the additional vested years request.

Property Owner

By: _____ Date: _____

-If option #1 is requested, there will be a non-refundable fee-

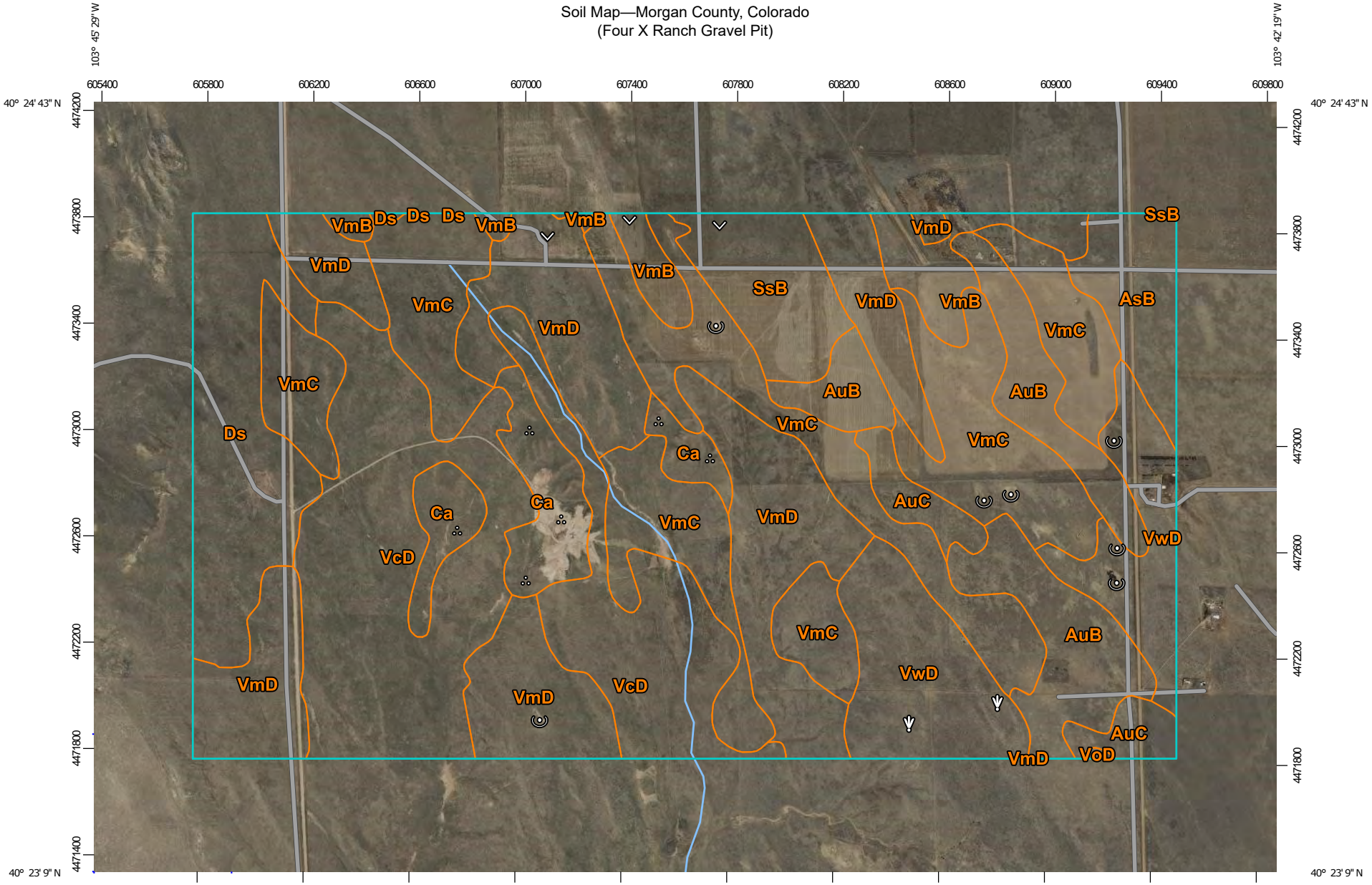
OPTION #2

I, Kasie Smith, understand that I may pursue the creation of a vested property right as provided for in the Morgan County Zoning Regulations and C.R.S. § 24-68-103. and I choose to voluntarily waive this right. I have been advised by the County to consult an attorney prior to signing this waiver. Further, I understand that this waiver does not abridge any common law vested rights which I may acquire nor does it diminish any right which may exist under the County's Zoning or Subdivision Regulations, except for limitations on vested rights as detailed in the Morgan County Zoning Regulations.

Property Owner

By: _____ Date: 9/22/25

Soil Map—Morgan County, Colorado
(Four X Ranch Gravel Pit)



Map Scale: 1:20,400 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 300 600 1200 1800

Feet: 0 500 1000 2000 3000

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.

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 25, Aug 29, 2024

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
AsB	Ascalon loamy sand, 0 to 3 percent slopes	51.3	2.7%
AuB	Ascalon sandy loam, 0 to 3 percent slopes	144.2	7.6%
AuC	Ascalon sandy loam, 3 to 5 percent slopes	37.4	2.0%
Ca	Cascajo soils and gravelly land	81.7	4.3%
Ds	Dwyer sand, hilly	137.9	7.3%
SsB	Stoneham loam, shallow, 1 to 3 percent slopes	66.0	3.5%
VcD	Valent sand, 3 to 9 percent slopes	351.4	18.6%
VmB	Vona loamy sand, 1 to 3 percent slopes	62.4	3.3%
VmC	Vona loamy sand, 3 to 5 percent slopes	429.5	22.7%
VmD	Vona-Dwyer loamy sands, 5 to 9 percent slopes	370.1	19.6%
VoD	Vona fine sandy loam, 5 to 9 percent slopes	0.9	0.0%
VwD	Valent-Vona loamy sands, 3 to 9 percent slopes	158.0	8.4%
Totals for Area of Interest		**1,891.0**	**100.0%**

Morgan County Treasurer
Statement of Taxes Due

Account Number R008199
Parcel 097715000002

Assessed To
KS LAND LLC
11822 KRISTI LN
OVERBROOK, OK 73453

Legal Description
S: 15 T: 5 R: 57 W1/2, W1/2E1/2, SE1/4NE1/4 & E1/2SE1/4

Situs Address

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2024	$391.12	$0.00	$0.00	($391.12)	$0.00
Total Tax Charge					$0.00
Grand Total Due as of 06/13/2025					**$0.00**

Tax Billed at 2024 Rates for Tax Area 347 - 347 - RE 3

Authority	Mill Levy	Amount
COUNTY GENERAL FUND	19.5360000	$112.53
ROAD AND BRIDGE FUND	7.5000000	$43.20
SOCIAL SERVICES FUND	2.0000000	$11.52
NEW RAYMER-STONEHAM RFD	2.5880000	$14.91
RE 3 F M GENERAL FD	27.0790000	$155.98
RE 3 F M M/L OVRD	1.5370000	$8.85
RE 3 F M BOND RED	7.6620000	$44.13
Taxes Billed 2024	67.9020000	$391.12

Values	Actual	Assessed
GRAZING LAND	$21,780	$5,750
FARM/RANCH WASTE LAND	$30	$10
Total	$21,810	$5,760

**********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, Email: esale@co.morgan.co.us
Website: morgancounty.colorado.gov

LANDOWNER LETTERS, REFERRALS & RESPONSES

Landowner Letter Sent & Responses Received

Referral Sent & Responses Received

Notification

Sign Posting Pictures & Affidavit

MORGAN COUNTY
PLANNING AND ZONING DEPARTMENT

October 22, 2025

Dear Neighboring Landowners:

KS Land, LLC as applicant and landowner, have submitted an application to our office to amend the existing Special Use Permit to expand the Four X Ranch Gravel Pit.

Legal Description: Part of Section 15, Township 5 North, Range 57 West of the 6th P.M., Morgan County, Colorado.

This application is scheduled to be heard by the Planning Commission on **Monday, November 10, 2025 at 6:00 P.M.** and the Board of County Commissioners on **Tuesday, November 18, 2025 at 9:00 A.M.** in the Assembly Room of the Morgan County Administration Building, 231 Ensign St., (Basement Level) Fort Morgan, Colorado. Landowners within 1,320 feet of the subject property are notified of the application and hearing date.

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office located at 231 Ensign St., Fort Morgan, Colorado. 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 **November 5, 2025.**

Sincerely,
Nicole Hay
Nicole Hay
Planning Administrator

For special assistance for the mentioned hearing, please notify us at least 48 hours before the scheduled agenda item. Please call (970) 542-3526 to request any ADA accommodations

Morgan County Government ~ 231 Ensign St ~ PO Box 596 ~ Fort Morgan, CO 80701
Telephone (970) 542-3526 ~ nhay@co.morgan.co.us

KS LAND LLC

11822 KRISTI LN
OVERBROOK, OK 73453

MCCONNELL, WILLIAM D & PHYLLIS R

29676 CO RD 21
FORT MORGAN, CO 80701

MORRISON, STEPHEN K & MARSHA L TRUST

26472 CO RD EE
SNYDER, CO 80750

MORRISON, MATTHEW T

24431 CO RD 21
FORT MORGAN, CO 80701

PRIEMEL, GILFORD & SUSAN

26010 CO RD 21
FORT MORGAN, CO 80701

MORENO RACING INC

5472 LINCOLN ST
DENVER, CO 80216

STATE OF COLORADO
BOARD OF LAND COMMISSIONERS
1313 SHERMAN ST - RM 620
DENVER, CO 80203

MORGAN COUNTY
PLANNING AND ZONING DEPARTMENT

TO REFERRAL AGENCIES:

CDPHE
Century Link
Colorado Department of Natural Resources
Colorado Division of Reclamation & Mining
Colorado Parks and Wildlife
Colorado State Land Board
Fort Morgan Fire Department
Morgan County Assessor
Morgan County Communications Center
Morgan County Emergency Management
Morgan Conservation District
Morgan County Quality Water
Morgan County Road and Bridge
Morgan County Rural Electric Association
Morgan County Sheriff Department
Morgan County Weed & Pest Advisory Board
Northeast Colorado Health Department
Xcel Energy

FROM: Jennafer Santos, Planning & Zoning Technician
231 Ensign St, PO Box 596, Fort Morgan, CO 80701
970-542-3526 / 970-542-3509 fax / jsantos@co.morgan.co.us
DATE: October 22, 2025
RE: Land Use Application–Amended Special Use Permit

The following Amended Special Use application is submitted to you for review and comments. The application is scheduled to be heard by the Planning Commission on **Monday, November 10, 2025 at 6:00 P.M.** and the Board of County Commissioners on **Tuesday, November 18, 2025 at 9:00 A.M**. **You are encouraged to provide comments to this application by November 5, 2025.** Failure to comment will be viewed as a favorable review.

Applicant and Landowner: KS Land, LLC
Legal Description: Part of Section 15, Township 5 North, Range 57 West of the 6th P.M., Morgan County, Colorado.
Request: To amend the existing Special Use Permit to expand the Four X Ranch Gravel Pit.

Sincerely,
Jennafer Santos
Planning & Zoning Technician

REFERRAL AGENCIES	RESPONSES RECEIVED
CDPHE	**Response received via email 10/23/2025** Jenafer, With the Four X entity owning land, a livestock feeding operation is on in Morgan County this one looks to have nothing to do with the other one. If you need anything additional from me please let me know. Thanks! **Thaine Kramer** **Environmental Protection Specialist**
Century Link	
Colorado Department of Natural Resources	See attached letter 11/03/2025 See attached response from applicant 11/05/2025
Colorado Division of Reclamation & Mining	
Colorado Parks & Wildlife	
Colorado State Land Board	
Fort Morgan Fire Department	
Morgan County Assessor	
Morgan County Communications Center	
Morgan County Emergency Mgmt.	
Morgan Conservation District	
Morgan County Quality Water	
Morgan County Road and Bridge	
Morgan County Rural Electric Assoc.	
Morgan County Sheriff Department	
Morgan County Weed & Pest Advisory Board	
Northeast Colorado Health Department	
Xcel Energy	See attached letter 10/28/2025

Gmail

Jenafer Santos <jsantos@co.morgan.co.us>

KS Land Referral Response - ECMC

1 message

Kasie Smith [redacted] Wed, Nov 5, 2025 at 12:49 PM
To: [redacted]
Cc: Cheryl Brindisi <cbrindisi@co.morgan.co.us>, Nicole Hay <nhay@co.morgan.co.us>, Jenafer Santos <jsantos@co.morgan.co.us>

Good Afternoon Ms. Treitz,
I have received your referral response to our amended special use permit application, and was able to locate the well that was plugged and abandoned using the coordinates you provided. It is located in an area that is outside of the new DRMS permit boundaries, and that will unlikely be disturbed by our grazing operations. However it was not a feature that we were made aware of when we purchased the property, and are glad to now have that knowledge.

Thank you for your time and the information that you provided. Please let me know if I should provide any further information to your office regarding this matter.

Thank you,

Kasie Smith
4X Gravel
[redacted]
28850 County Road 21 Fort Morgan, CO 80701
Office| 11822 Kristi Ln, Overbrook, OK 73453
4XGravel.com
Russell Smith[redacted]

2 attachments

Colorado Energy and Carbon Mgmt Commission Response.pdf
56K

Gravel Referral Ltr ECMC.pdf
910K

KS Land, LLC

November 5, 2025

Rebecca Treitz
Colorado Energy and Carbon Management Commission
1120 Lincoln Street, Suite 801
Denver, CO 80203

Dear Ms. Treitz,

Thank you for your response to the Amended Special Use Permit application that was sent to your office for referral. We have received your response and located the location of the plugged and abandoned oil and gas well via the coordinates you have provided. While the location of the PA well is outside the new boundaries of the DRMS Permit, it is a feature of the property that we were unaware of and appreciate the information for any future improvements and disclosures that we may make.

Respectfully

Kasie Smith

11822 KRISTI LN OVERBROOK, OK 73453 580-222-5672

MORGAN COUNTY
PLANNING AND ZONING DEPARTMENT

TO REFERRAL AGENCIES:

CDPHE
Century Link
Colorado Department of Natural Resources
Colorado Division of Reclamation & Mining
Colorado Parks and Wildlife
Colorado State Land Board
Fort Morgan Fire Department
Morgan County Assessor
Morgan County Communications Center
Morgan County Emergency Management
Morgan Conservation District
Morgan County Quality Water
Morgan County Road and Bridge
Morgan County Rural Electric Association
Morgan County Sheriff Department
Morgan County Weed & Pest Advisory Board
Northeast Colorado Health Department
Xcel Energy

FROM: Jennafer Santos, Planning & Zoning Technician
231 Ensign St, PO Box 596, Fort Morgan, CO 80701
970-542-3526 / 970-542-3509 fax / jsantos@co.morgan.co.us
DATE: October 22, 2025
RE: Land Use Application–Amended Special Use Permit

The following Amended Special Use application is submitted to you for review and comments. The application is scheduled to be heard by the Planning Commission on **Monday, November 10, 2025 at 6:00 P.M.** and the Board of County Commissioners on **Tuesday, November 18, 2025 at 9:00 A.M**. **You are encouraged to provide comments to this application by November 5, 2025.** Failure to comment will be viewed as a favorable review.

Applicant and Landowner: KS Land, LLC
Legal Description: Part of Section 15, Township 5 North, Range 57 West of the 6th P.M., Morgan County, Colorado.
Request: To amend the existing Special Use Permit to expand the Four X Ranch Gravel Pit.

Sincerely,
Jennafer Santos
Planning & Zoning Technician

COLORADO
Energy & Carbon Management Commission
Department of Natural Resources

1120 Lincoln Street, Suite 801
Denver, CO 80203

REFERRAL

To: Jennafer Santos, Planning & Zoning Technician, Morgan County

From: Rebecca Treitz, Location Assessment Supervisor, ECMC

Subject: ECMC Referral, KS Land, Four X Ranch Gravel Pit.

Date: October 31, 2025

Attention Jennafer Santos,

Thank you for the opportunity to comment on the KS Land, Four X Ranch Gravel Pit Amended Special Use application with Morgan County. The Colorado Energy and Carbon Management Commission (ECMC) has the following comments/suggestions/concerns related to the application.

The ECMC does not have jurisdiction over mining or gravel quarries. There is a plugged and abandoned (PA) oil and gas well in the NESE quadrant of Section 15, Township 5N, Range 57W, at Latitude 40.397549 and Longitude -103.732899 (API 05-087-06471). The well was drilled in 1954, was considered a dry hole, and was PA in 1954. A field inspection in 1998 indicated the well was buried and the location reclaimed. ECMC recommends any ground disturbance in the area of the PA'd well be done with caution.

The above comments are not intended to be a complete list of all issues that may be associated with a PA'd well. Any additional concerns regarding the PA well, the ECMC Surface Development Policy is attached and should be reviewed. Further questions should be directed to the ECMC Orphan Well Program.

Sincerely,

Rebecca Treitz

COLORADO
Energy & Carbon Management Commission
Department of Natural Resources

POLICY
Surface Development

Document Change Log

Date	Description of Changes
3/14/2023	Updated to new format
6/14/2023	Clarified hearing application information and Director's role

Rule/Statute Citation

Pursuant to C.R.S. 34-60-103(6.5):

> *"Oil and gas operations" means exploration for oil and gas, including the conduct of seismic operations and the drilling of test bores; the siting, drilling, deepening, recompletion, reworking, or abandonment of an oil and gas well, underground injection well, or gas storage well; production operations related to any such well including the installation of flow lines and gathering systems; the generation, transportation, storage, treatment, or disposal of exploration and production wastes; and any construction, site preparation, or reclamation activities associated with such operations.*

Colorado Energy and Carbon Management Commission (ECMC) rules provide the following definitions:

> ***EXPLORATION AND PRODUCTION WASTE (E&P WASTE)*** *shall mean those wastes associated with operations to locate or remove oil or gas from the ground or to remove impurities from such substances and which are uniquely associated with and intrinsic to oil and gas exploration, development, or production operations that are exempt from regulation under Subtitle C of the Resource Conservation and Recovery Act (RCRA), 42 USC Sections 6921, et seq. For natural gas, primary field operations include those production-related activities at or near the wellhead and at the gas plant (regardless of whether or not the gas plant is at or near the wellhead), but prior to transport of the natural gas from the gas plant to market. In addition, uniquely associated wastes derived from the production stream along the gas plant feeder pipelines are considered E&P wastes, even if a change of custody in the natural gas has occurred between the wellhead and the gas plant. In addition, wastes uniquely associated with the operations to recover natural gas from underground storage fields are considered to be E&P waste.*
>
> ***OIL AND GAS LOCATION*** *shall mean a definable area where an operator has disturbed or intends to disturb the land surface in order to locate an oil and gas facility.*
>
> ***OPERATOR*** *means any person who exercises the right to control the conduct of Oil and Gas Operations.*

ORPHANED SITE *means an Oil and Gas Location or Oil and Gas Facility for which no Operator with unclaimed Financial Assurance or an active Form 1, Registration for Oil and Gas Operations exists, and for which the Commission has not identified a Responsible Party. An Orphaned Site may or may not have Orphaned Well(s) associated with the Oil and Gas Location or Oil and Gas Facility.*

ORPHANED WELL *means a Well for which no Owner or Operator can be found, or where such Owner or Operator is unwilling or unable to Plug and Abandon such Well.*

PLUGGING AND ABANDONMENT *means the permanent plugging of a Well, the removal of its associated Production Facilities, and the abandonment of its Flowline(s).*

RESPONSIBLE PARTY *shall mean an owner or operator who conducts an oil and gas operation in a manner which is in contravention of any then-applicable provision of the Act, or of any rule, regulation, or order of the Commission, or of any permit, that threatens to cause, or actually causes, a significant adverse environmental impact to any air, water, soil, or biological resource. RESPONSIBLE PARTY includes any person who disposes of any other waste by mixing it with exploration and production waste so as to threaten to cause, or actually cause, a significant adverse environmental impact to any air, water, soil, or biological resource.*

SURFACE OWNER *shall mean any person owning all or part of the surface of land upon which oil and gas operations are conducted, as shown by the tax records of the county in which the tract of land is situated, or any person with such rights under a recorded contract to purchase.*

Background

Surface development has the potential to encounter previously plugged and abandoned oil and gas wells, historical wells that are not in COGIS[1], associated production facilities such as buried flowlines, or residual exploration and production (E&P) waste. Pursuant to the above referenced statute and rules, only persons registered as an Operator with the ECMC may work on an oil and gas well, a well's associated facilities, residual E&P waste, or ***"any construction, site preparation, or reclamation activities associated with such operations"***.

Purpose of Policy

This policy specifies how ECMC staff will administer the statute and rules when surface development encounters oil and gas operations.

Oil and Gas Locations

Oil and gas locations that are known by ECMC may be found by going to www.colorado.gov/cogcc and selecting "Maps". The ECMC database may not have records of historical wells, flowlines, or areas impacted by E&P waste. ECMC makes no warranty with respect to the completeness or accuracy of the data and assumes no liability for damages resulting from its use. ECMC encourages surface developers and local planning agents to review our available online information during due diligence and planning phases of projects

[1] COGIS is the Colorado Oil and Gas Information System owned and maintained by ECMC.

to anticipate development concerns prior to beginning operations with heavy equipment. Good planning and early coordination with ECMC staff and oil and gas operators may help surface developers avoid construction delays associated with operator registration, approvals, and reporting.

Once all wells at an oil and gas location have been plugged and abandoned, production facilities have been removed, flowlines have been removed or properly abandoned, all known soil and groundwater contamination has been removed or remediated, the surface has been reclaimed, and all financial assurance associated with the location has been released, oil and gas operations will have ceased and ECMC will consider the location closed.

Closed locations are no longer subject to ECMC administration unless remnants of an oil and gas operation, which includes any oil and gas related equipment or residual E&P waste, are discovered subsequent to the site being closed. Once discovered, all contact with the oil and gas related equipment or waste must be done by an Operator registered with and subject to ECMC administration. This also applies to the discovery of oil and gas equipment or associated E&P waste at a location that was not previously documented in COGIS as an oil and gas location.

Responsibility

Closed or Historical Locations

The surface owner and local planning authority are responsible for the safe development of all closed or historically undocumented oil and gas locations as long as there is no contact with plugged and abandoned wells, abandoned flowlines, or residual E&P waste. In the event the surface owner wants or has been directed by the local planning agent to modify the equipment or waste that has been newly discovered or previously abandoned in place, the surface owner must either register as an Operator with ECMC or retain the services of a registered Operator. All activity that contacts oil and gas equipment or waste must be done in accordance with ECMC rules and administration. The surface owner is responsible for all costs associated with the modification of a closed or historical location.

The surface owner may submit a hearing application to request the Commission assign responsibility for the location to the Orphaned Well Program (OWP). Unless there are extenuating circumstances, the ECMC Director will generally not oppose such applications. An application template is attached.

Orphaned Sites

The Commission may assign, by Order, responsibility for an oil and gas location to the OWP. Work to close an orphaned site is prioritized such that work progresses in accordance with a spectrum that is based on the relative risk the site poses to public health, safety, welfare, the environment and wildlife resources.

If a surface owner wants to modify a closed, orphaned site, the surface owner will be responsible for the work in the same way discussed above for closed or historical locations with the following exceptions:

- the surface owner has in no way disturbed a plugged and abandoned well location and finds that the well is leaking; or,
- discovers the presence of E&P waste without contacting previously abandoned equipment.

In either of the above exceptions, the OWP will be responsible to replug and abandon the well or remove/remediate the waste.

Overview of Required Actions

The following overview of activities provides a general sense of the actions required to address replugging a well or removing/remediating E&P waste.

Replugging a Plugged and Abandoned Well

When a previously plugged and abandoned well requires re-plugging, the surface owner must:

1. Retain the services of an operator registered with the ECMC or register themselves (Form 1) and designate an agent (Form 1A) who is responsible for compliance related communications. Registration requires demonstration of general liability insurance coverage in the amount of $5,000,000 per occurrence.
2. Submit an application for permit to re-enter the well (Form 6).
3. Submit a Financial Assurance Plan (Form 3) and provide the required assurance (Form 3A).
4. Provide notice to affected surface owners.
5. Obtain ECMC approval of a planned plugging operation (Form 6 Intent).
6. Provide notice to ECMC prior to the start of operations (Form 42).
7. If it is discovered upon re-entry of the well that there is no surface cement plug:
    a. determine the plugged back depth of the well and communicate with the ECMC engineer assigned to the project
    b. conduct any remedial cementing operations required by the Director
    c. cease operations until authorized to proceed by the Director
8. Once re-plugging is complete, document the plugging operation (Form 6 Subsequent). If the project requires the submission of financial assurance, a Form 4 must be submitted documenting that reclamation is complete in order to release the assurance.

Oil Contaminated Soil Abatement

If less than 10 cubic yards of oil contaminated soil are encountered during excavation operations, a surface developer or its designee may excavate and properly dispose of the waste in accordance with Colorado Department of Health and Environment Solid Waste Regulations without reporting to ECMC.

Otherwise, if greater than 10 cubic yards of oil contaminated soil are encountered, then, pursuant to Rule 912.b.1(E)::

1. Report the release on a Form 19 Initial Spill/Release Report;
2. Remove, characterize, and properly dispose of the waste;
3. If necessary (as required by rule), the work should proceed under an approvedForm 27 Site Investigation and Remediation Workplan;
4. Document and submit confirmation of cleanup activities.

BEFORE THE OIL AND GAS CONSERVATION COMMISSION
OF THE STATE OF COLORADO

IN THE MATTER OF AN APPLICATION FOR TRANSFER OF WELLS TO THE ORPHANED WELL PROGRAM, [XXX] COUNTY, COLORADO	)	CAUSE NO. 1
	)	DOCKET NO. 23[XXX- this number is assigned by hearings staff]
	)	TYPE: ORPHANED WELL PROGRAM

APPLICATION

COMES NOW [ ] ("Applicant") [if you have an attorney please state that here, if you are not represented by an attorney you can delete the following reference to attorneys] (**by and through its attorneys, _____)** respectfully submits this Application to the Colorado Oil and Gas Conservation Commission (the "Commission" or the "COGCC") to transfer [specify the number of wells] to the Orphaned Well Program ("OWP"). In support of its Application, Applicant states as follows:

1. The Applicant is a [Please describe who the applicant is. For example, a landowner, a developer, a local government, an operator.]

2. Applicant seeks Commission approval to transfer [xx number of] well(s) located within [_____] County to the OWP. [Please describe here the circumstances surrounding the wells.

    a. Where are the wells located?
    b. Are there residences, buildings etc. within close proximity to the wells?
    c. If you know the API numbers for the wells please include them here.
    d. Who was the last known operator?
    e. If you are not a local government or government agency, have you spoken with the local government that the wells are located in about the wells?
    f. How did the wells come under the Applicant's control?
    g. Have you spoken with anyone at the OWP or COGCC staff about the wells and your request that the wells be transferred to the OWP?
    h. Are you aware of any leaks or other integrity issues with the wells?

3. [Any additional information that you think would be helpful for the Director and Commission to consider when evaluating your request.]

4. Applicant certifies that copies of this Application and the Notice of Hearing will be served on each interested party as may be required by the Secretary of the Commission to receive notice. Rule 504.a, and Rule 504.b.(8). The Interested Parties list is attached hereto and submitted with this Application as Exhibit A. [If the Applicant is not aware of any interested parties please delete the prior sentence.]

5. The granting of this Application is in accord with the Oil and Gas Conservation Act, found at C.R.S. §§ 34-60-101 et seq., and the Commission Rules.

6. Applicant requests that relief granted under this Application should be effective on oral order by the Commission, and Applicant hereby agrees to be bound by said oral order.

WHEREFORE, [Applicant] respectfully requests that this matter be set for hearing in accordance with applicable Commission Rules, that notice be given as required by law, and that upon such hearing this Commission enter its order to:

A. Approve the [Applicant's] request to transfer to transfer [specify the number of wells] to the Orphaned Well Program.

B. For such other findings and orders as the Commission may deem proper or advisable in this matter.

APPLICANT NAME

By_____
[type name]

Applicant's Contact Information:

Name
Address
Phone number
email address

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: [redacted]

October 28, 2025

Morgan County Planning and Building Department
231 Ensign / PO Box 596
Fort Morgan, CO 80701

Attn: Cheryl Brindisi, Nicole Hay, Jenafer Santos

Re: KS Land

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **KS Land** and currently has **no apparent conflict**.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: [redacted] – Email: [redacted]

NOTICE OF PUBLIC HEARING
MORGAN COUNTY BOARD OF COUNTY COMMISSIONERS
NOVEMBER 18, 2025 AT 9:00 A.M.
VIRTUAL AND IN PERSON IN THE ASSEMBLY ROOM, MORGAN COUNTY ADMINISTRATIVE BUILDING, 231 ENSIGN, FORT MORGAN, COLORADO

Notice is hereby given that on the date and time above (or as soon as possible following the scheduled time) and at the location above, or at such time and place as this hearing may be adjourned, the Morgan County Board of County Commissioners will conduct a public hearing on the following proposed **Land Use Applications:**

1.) **Applicant & Landowner:** Troy Korf
Legal Description: Located in the NW¼ of Section 7, Township 3 North, Range 57 West of the 6th P.M. Morgan County, Colorado.
Request: Replat of Lots 1, 2, 3, & 4, Block 9 of the Brush Addition to Fort Morgan.

2.) **Applicant and Landowner:** KS Land, LLC
Legal Description: Part of Section 15, Township 5 North, Range 57 West of the 6th P.M., Morgan County, Colorado.
Request: Amended Use by Special Review to expand the Four X Ranch Gravel Pit.

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/85653045701
Join via audio:
+1 719 359 4580 US
Webinar ID: 856 5304 5701

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office, 231 Ensign St., Fort Morgan, Colorado. Twenty-four hours prior to the meeting, the Board of County Commissioner's meeting packet is available here: morgancounty.colorado.gov

At time of the meeting an opportunity will be given for presentation of evidence in support of or in opposition to the application.

Nicole Hay
Nicole Hay
Morgan County Planning Administrator

Posted to the website: November 4, 2025

For special assistance for the mentioned hearing, please notify us at least 48 hours before the scheduled agenda item. Please call (970) 542-3526 to request any ADA accommodations.

The above sign was posted on (date) 11|7|2025, pursuant to the Morgan County Zoning Resolution by (name of applicant) Russell Smith.

Project name and number: ASU2025-0004

Signature of Applicant/Representative: Russell Smith

STATE OF COLORADO)
) ss.
COUNTY OF MORGAN)

JENAFER SANTOS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194036716
MY COMMISSION EXPIRES 10/03/2027

Signed before me this date: 11|10|25

My Commission expires: 10|03|2027

NOTARIZED BY: Jenafer Santos

NOTICE OF PUBLIC HEARING ON LAND USE APPLICATION
BEFORE THE BOARD OF COUNTY COMMISSIONERS
Applicant and Landowner: KS Land, LLC
Reason: To amend the existing Special Use
Permit to expand the Four X Ranch Gravel Pit.
Location of Hearing: 231 Ensign Street,
Fort Morgan, CO 80701
Date of Hearing: Tuesday, November 18, 2025
at 9:00 A.M.

| BOARD OF COUNTY COMMISSIONERS 9:00 A.M. | DECEMBER 16, 2025 |
JESS REZONING

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MORGAN COUNTY
PLANNING AND ZONING DEPARTMENT

November 18, 2025

Randall and Rhonda Jess
16719 Carrie Ct.
Fort Morgan, CO 80701
Sent via email: [redacted]

Dear Applicant/Landowner:

Your Application for a Rezoning has been received by our office and will go to review and decision by the Planning Commission and Board of County Commissioners. The hearing for the Planning Commission will be held on **Monday, December 8, 2025 at 6:00 P.M.** The hearing for the Board of County Commissioners will be held on **Tuesday, December 16, 2025 at 9:00 A.M.**

As per Section 2-280(B), notification sign postings need to occur no later than 14 days prior to each hearing and photographs accompanied by an affidavit to our office no later than 10 days prior to each hearing. One sign facing each public right-of-way adjacent to the property is required. The county will provide (1) sign for each hearing to be posted in the easement off of Carrie Ct. It is up to you to post it.

Planning Commission sign notice dates: **Posted by November 24, 2025**
Pictures and Affidavit by November 28, 2025
The PC sign will be ready to be picked up in our office on **November 19, 2025**.

Board of County Commissioners sign notice dates: **Posted by December 2, 2025**
Pictures and Affidavit by December 5, 2025
The BCC sign will be ready to be picked up in our office on **November 19, 2025.**

It is necessary that the landowners be present at the hearings to answer any questions the Planning Commission or Board of County Commissioners may have. If any of the landowners are unable to attend, a letter stating who will be representing them will be needed for each hearing. Do not hesitate to contact us at any time if you have questions.

Sincerely,

Nicole Hay
Nicole Hay
Planning Administrator

FILE SUMMARY

MORGAN COUNTY
PLANNING AND ZONING DEPARTMENT

MORGAN COUNTY BOARD OF COUNTY COMMISSIONERS
FILE SUMMARY
December 10, 2025
December 16, 2025 Hearing Date

APPLICANT: Randall and Rhonda Jess
LANDOWNERS: Randall and Rhonda Jess and Deuel and Snyder Ditch Company

Randall and Rhonda Jess have submitted an application to rezone the following parcels of land:

1. The SW1/4SE1/4 of Section 25, Township 4 North, Range 58 West of the 6th PM, Morgan County, Colorado, to rezone from Rural Residential (RR) to Agricultural Production (A).
2. A 14.99-acre parcel of land in the SE1/4NE1/4 of Section 26, Township 4 North, Range 58 West of the 6th PM, Morgan County, Colorado, to rezone from Moderate Density Residential (MDR) to Agricultural Production (A).
3. The S1/2NE1/4 of Section 26, Township 4 North, Range 58 West of the 6th PM, Morgan County, Colorado, to rezone from Estate Residential (ER) to Agricultural Production (A).
4. The W1/2NW1/4 and the SE1/4NW1/4 of Section 26, Township 4 North, Range 58 West of the 6th PM, Morgan County, Colorado, to rezone from a split zoning of Agricultural Production (A) and Estate Residential (ER) to Agricultural Production (A). Several years ago the County rezoned a large amount of parcels. Unfortunately, several parcels were not zoned in accordance with their boundaries. The boundaries of the newly rezoned areas were not established through a legal description or map. As a result, several parcels in Morgan County are subject to two or more zone districts without information regarding which parts of the parcel is subject to which zone district. This is referred to as split zoning in the County.

The Deuel and Snyder Ditch Company has no objection to rezoning a 25' strip owned by them in the SW1/4SE1/4 of Section 25.

Currently, the properties are vacant except for a residence in the SE1/4NE1/4 of Section 26 and all properties are in the Fort Morgan Fire District.

The request to rezone the properties to Agricultural Production is to clean up the zoning because the property is primarily pasture land. There is limited access and there are no future development plans.

Review

In reviewing these applications, the Planning Commission and Board of County Commissioners are required to make a finding that the criteria for Rezoning in Section 2-285 of the Morgan County Zoning Regulations have been satisfied.

Section 2-285 Rezoning Criteria:

(A) The rezoning is consistent with the provisions of the Morgan County Comprehensive Plan.

AG-2 Goal: Preserve existing agricultural lands that grow food for the community and support the efficient expansion of productive agricultural uses, farms, ranches, and facilities.

The proposed rezoning will protect the existing agricultural areas from the impacts of development.

(B) The rezoning is compatible with surrounding zone districts.

The surrounding zonings include estate residential (Rolling Hills Estates), moderate density residential (Morgan Heights), rural residential (Quail Dunes Golf Course), and agricultural production. With this mix of surrounding zoning, agricultural production zoning is compatible.

(C) It is in the best interests of or furthers the health, safety, or general welfare of the citizens of Morgan County; and either:

(1) Conditions in the area of the proposed rezoning or in adjacent areas have changed or are changing to such a degree as to warrant the rezoning; or

(2) The property was zoned in error under the current zoning.

The properties have always been used as pasture land and development would be difficult due to lack of access and the terrain. Rezoning the properties will conform to the current conditions.

Planning Commission

This application was considered by the Planning Commission in a public hearing on December 8, 2025 and recommended approval on a vote 5-0, one member was absent.

Recommendation

The application generally meets the criteria as explained above and staff recommends approval of the application.

Nicole Hay,
Morgan County Planning Administrator

ORIGINAL SUBMITTAL

Application

Right to Farm

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

PERMIT # RZP2025 - 0002

Date Received 10 / 23 /25 Received By S
App Fee $ 750 Ck/CC #: 206 Paid 10 /10 /25
Recording Fee $ ____ Ck/CC #: ____ Paid / /
PC Date: / / BOCC Date: / /
100 Year Floodplain? Y / (N) Taxes Current? (Y) /N

REZONING PERMIT APPLICATION

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

APPLICANT

Name Randy + Rhonda
Address 16719 Carne Ct
Ft Morgan Co
Phone [redacted]
Email [redacted]

LANDOWNER

Name Randy + Rhonda Joos
Address 16719 Carne Ct
Ft Morgan CO
Phone [redacted]
Email [redacted]
[redacted]

BRIEF DESCRIPTION OF APPLICATION

Rezone adjoining parcels all to ag.

PROPERTY LEGAL DESCRIPTION

Address (if available):
Parcels listed in app. 1042160000005, 1042160000011, 1042160000004, 1041250000012

25 04 58
S: 26 T: 04 R: 58 ____ ½ ____ ¼ ____ ¼ Property Size ____ (sq. ft. or acres)

Parcel #: ____ - ____ - ____ - ____ Zone District: SZ, MDR, ER & RR

Subdivision: n/a Lot #(s): ____

Is property located within 1320' (1/4 mile) of a livestock confinement facility? Y/(N)

SEE REQUIRED ATTACHMENT LIST

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED.

REZONING PERMIT REQUIRED ATTACHMENT LIST

Fee:

☐ **Non-Refundable Application Fee**

**Additional fees and charges may be required pursuant to Section 2-160 of Morgan County Zoning Regulations. Applicant will be responsible for any legal fees after the first 3 hours.*

Project Narrative:

☑ **Narrative– Including the following:**

- ☑ Purpose of request
- ☑ Description of any future development plans
- ☑ Description of how the request meets the criteria of section 2-285
- ☑ Discussion of how the rezoning request may impact adjacent uses and integrate with existing zone districts

Impacts:

☑ Discuss any environmental impacts the Rezoning will have on the following and the proposed mitigation measures:

- ☑ Municipality
- ☑ Fire District
- ☑ School District
- ☑ Morgan county Sheriff's Department
- ☑ Irrigation companies that have canals / laterals crossing area

Map & Plans:

☑ **Rezoning Map** per requirements set forth in the Morgan County Zoning Regulations to include: *(See Section 2-460)*

- ☑ The area proposed for rezoning in a dark outline or otherwise clearly delineated
- ☑ A vicinity map that depicts the area to be rezoned and the area which surrounds this site within a 1 mile radius of the perimeter of the property and which is superimposed over the Morgan County Zoning Map to show the zoning of the properties on the vicinity map
- ☑ Boundaries of other projects and zone districts within 200 feet of the area being rezoned
- ☑ Clear Delineation and labeling of the following features in relation to the property and adjacent lands:
  - ☑ Existing zoning (Site and adjacent properties)
  - ☐ Existing uses and structures
  - ☑ Existing public accesses to the site and all existing roads in the vicinity
- ☐ Include any easements required for the project – widths and other pertinent information. *May be required to supply copies of easement agreements*

REZONING PERMIT REQUIRED ATTACHMENT LIST CONT.

Ownership:

☒ **Current title insurance commitment (last 6 months)**

Miscellaneous:

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

☐ _____**# Paper Application sets**

☐ _____**Digital Copy of Application** (One sided only)

☐ **Posted Public Notice Verification:**

☐ Notarized affidavit with photographs from a distance & close-up
This must be submitted PRIOR to Planning Commission hearing and PRIOR to Morgan County Board of Commissioners hearing

☐ **Additional Information required by staff:** _____

_____

_____

APPLICANT & LANDOWNERS **MUST** SIGN APPLICATION

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.

Randall W. Jess 4/25/25
Applicant Signature Date

Randall W. Jess 4/25/25
Landowner Signature Date

Rhonda Jess 4/25/25
Applicant Signature Date

Rhonda Jess 4/25/25
Landowner Signature Date

MORGAN COUNTY RIGHT TO FARM POLICY

Morgan County is one of the most productive agricultural counties in Colorado. Ranching, farming, animal feeding, and all 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. Over 70% of the County's acreage is devoted to farming and raising livestock with over 700 farms. The agricultural products produced by those farms create millions of dollars of market value. Morgan County recognizes the importance of agricultural operations as necessary and worthy of recognition and protection and supports policies to maintain the high-quality rural character of the County.

Living in Morgan County requires residents to accept the effects of agriculture and rural living as part of daily life. Agricultural users of the land are not expected to change their long-established agricultural practices to accommodate the intrusions of residential activities into a rural area. These effects may include noise from tractors, equipment, and aerial spraying at any time; dust from animal pens, field work, harvesting, and use of gravel roads; odor from confinement animal feeding operations, silage and manure; smoke from ditch burning; flies and mosquitoes; the use of pesticides and fertilizers; and movement of livestock or machinery on public roads. Under Colorado law, these activities are not considered nuisances and are protected.

Residents must also accept that public services in rural areas are different than urban or suburban areas. Specifically, regular road maintenance may be less available and may be at a lower level. In certain circumstances, the standard for maintenance may be determined on whether the road is passable and usable and not whether the road surface is rough. County gravel roads, no matter how often they are maintained, will not provide the same kind of surface expected from a paved road and will not support travel at the recommended speed. Further, the County may permit certain road maintenance activities by agricultural producers or other industries to allow those commercial activities to continue when County resources are unavailable due to other road issues or events. The County considers these activities to be integral to the protection of agricultural operations in Morgan County.

In addition, in Morgan County, utility services may be nonexistent or subject to interruption; law enforcement, fire protection and ambulance service will have considerably longer response times; and snow may not be removed from County roads for several days after a major snowstorm. The County prioritizes snow removal as it deems necessary.

People are exposed to different hazards in a rural setting than they are in an urban or suburban area. Farms, ponds, irrigation ditches, electrical service to pumps and oil field equipment and operations, noxious weeds, livestock, and territorial animals may present real threats to people. It is necessary that all activities are supervised for both the protection of the people and protection of agricultural activities and owners may need to fence property to ensure a safe environment.

All County residents 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, including but not limited to, the Colorado Fence and Right to Farm laws, and Morgan County Zoning Regulations regarding maintenance of fences, controlling weeds, and keeping animals under control. Residents are responsible for understanding and accepting the implications of living in a rural agricultural area.

Information regarding these topics may be obtained from the Morgan County Extension Office and Planning and Zoning Department.

RECEIPT AND STATEMENT OF UNDERSTANDING

I hereby certify that I have read and understood the Morgan County Right to Farm Policy. I further state that I am aware and acknowledge that the conditions of living in a rural area, primarily used for agricultural production, and that I understand these activities are protected under Colorado law and are not considered a nuisance.

Randall W. Jess 10/10/25
Signature Date

Randall W Jess
Printed Name

16719 Carrie Ct
Address Ft. Morgan

Rhonda S Jess 10/10/25
Signature Date

Rhonda S Jess
Printed Name

16719 Carrie Ct
Address ~~Ft~~ Morgan CO 80701

Adopted by the Morgan County Board of County Commissioners by Resolution 2025 BCC 21

RECEIPT

Morgan County

231 Ensign, Fort Morgan, CO 80701

(970) 542-3526

RZP2025-0002 | Rezoning Permit

Receipt Number: 546074

Payment Amount: **$750.00**

October 10, 2025

Transaction Method	*Payer*	*Cashier*	*Reference Number*
Check	Randy & Rhonda Jess	Jenafer Santos	206

Comments

Assessed Fee Items

Fee items being paid by this payment

Assessed On	*Fee Item*	*Account Code*	*Assessed*	*Amount Paid*	*Balance Due*
10/24/25	Rezoning		$750.00	$750.00	$0.00
		Totals:	$750.00	$750.00	
				Previous Payments	$0.00
				Remaining Balance Due	$0.00

Application Info

Property Address	**Property Owner**	**Property Owner Address**	**Valuation**
Multiple FORT MORGAN, CO 80701	Randy & Rhonda Jess	16719 CARRIE CT FORT MORGAN, CO 80701	

Description of Work

Rezoning parcels 104126000005, 104126000004, 104126000011, and 104125000012 to AG.

APPLICANT NARRATIVE

Rezoning

We want to rezone all the parcels to ag. All the parcels are pasture land.

No future development plans

Bob Thoms will provide rezoning map and title insurance.

Randy and Rhonda Jess

There will not be any impacts to adjacent uses & will align with existing zone districts

The rezoning is consistent with the Mesa comp. Plan

It is compatable with other zone districts.

The rezoning will not have any environmental impacts on the surrounding municipality, fire district, school district, sanitation dept, or irrigation

SITE PLAN/MAPS

REZONING MAP

LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 58 WEST OF THE 6TH P.M., COUNTY OF MORGAN, STATE OF COLORADO

LEGAL DESCRIPTION - PROVIDED - REZONED PARCEL

(PROVIDED BY PERSONAL REPRESENTATIVE'S DEED RECORDED DECEMBER 28, 2015 AT RECEPTION NO. 897457, MORGAN COUNTY RECORDS)

THE WEST HALF OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 58 WEST OF THE 6TH P.M., AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 58 WEST OF THE 6TH P.M.,

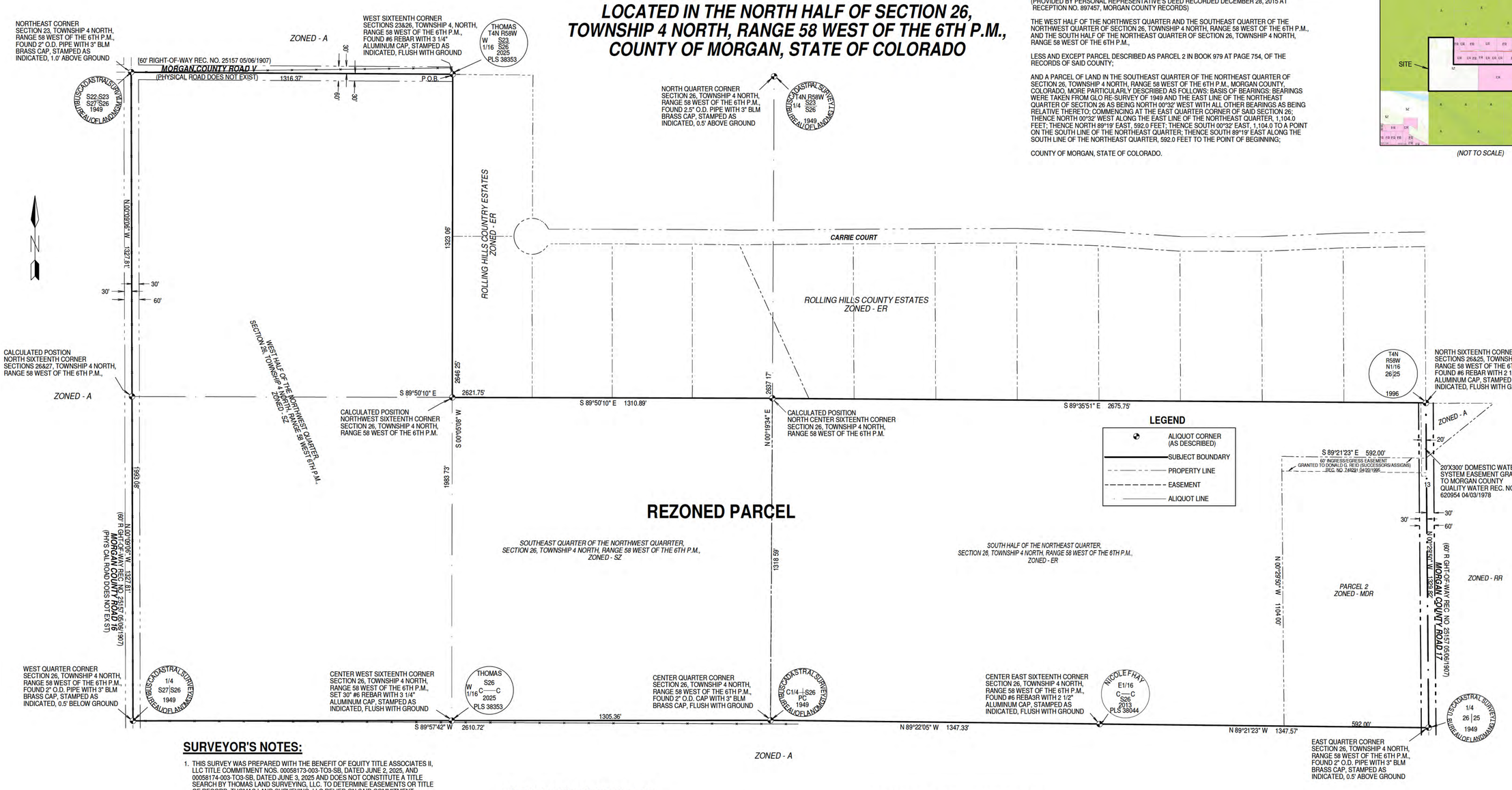
LESS AND EXCEPT PARCEL DESCRIBED AS PARCEL 2 IN BOOK 979 AT PAGE 754, OF THE RECORDS OF SAID COUNTY;

AND A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 58 WEST OF THE 6TH P.M., MORGAN COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BASIS OF BEARINGS: BEARINGS WERE TAKEN FROM GLO RE-SURVEY OF 1949 AND THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 26 AS BEING NORTH 00°32' WEST WITH ALL OTHER BEARINGS AS BEING RELATIVE THERETO; COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 26; THENCE NORTH 00°32' WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER, 1,104.0 FEET; THENCE NORTH 89°19' EAST, 592.0 FEET; THENCE SOUTH 00°32' EAST, 1,104.0 TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER; THENCE SOUTH 89°19' EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER, 592.0 FEET TO THE POINT OF BEGINNING;

COUNTY OF MORGAN, STATE OF COLORADO.

VICINITY MAP

(NOT TO SCALE)



SURVEYOR'S NOTES:

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF EQUITY TITLE ASSOCIATES II, LLC TITLE COMMITMENT NOS. 00058173-003-TO3-SB, DATED JUNE 2, 2025, AND 00058174-003-TO3-SB, DATED JUNE 3, 2025 AND DOES NOT CONSTITUTE A TITLE SEARCH BY THOMAS LAND SURVEYING, LLC. TO DETERMINE EASEMENTS OR TITLE OF RECORD. THOMAS LAND SURVEYING, LLC RELIED ON SAID COMMITMENT, EXCLUSIVELY, FOR ALL EASEMENTS AND RIGHTS-OF-WAY. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS THAT SAID TITLE COMMITMENT MAY DISCLOSE.
2. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS REZONE MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS REZONE MAP BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. THIS REZONE MAP IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508, WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. 1858 (2009).
5. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.

SURVEYOR'S CERTIFICATE

I, ROBERT D. THOMAS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS REZONE MAP WAS PREPARED BY ME, OR UNDER MY PERSONAL SUPERVISION, AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF, BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, AND MORGAN COUNTY, AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED.

ROBERT D. THOMAS
COLORADO PROFESSIONAL LAND SURVEYOR #38353

DATE

COMMISSIONER'S CERTIFICATE:

APPROVED FOR REZONING FROM SPECIAL ZONE (SZ) / ESTATE RESIDENTIAL (ER) /

SPECIAL ZONE (SZ) TO AGRICULTURAL (A) VIA RESOLUTION 2025 BCC _____

THIS _____ DAY OF_____, 2025, BY THE BOARD OF COUNTY

COMMISSIONERS, MORGAN COUNTY, COLORADO

CHAIRMAN

ATTEST:

CLERK TO THE BOARD

CLERK AND RECORDER'S 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 PLAT FILE _____, FEES _____ PAID

RECORDER

DEPUTY

OWNER: RANDALL W. JESS AND RHONDA S. JESS
16719 CARRIE COURT, FORT MORGAN CO. 80701
970-768-0881

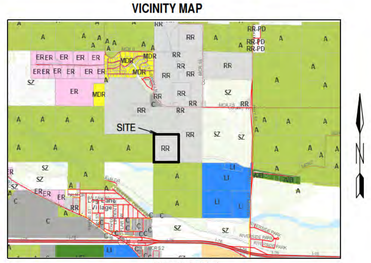
PREPARED BY: THOMAS LAND SURVEYING, LLC
2619 WEST 11TH STREET ROAD, SUITE 24
GREELEY, COLORADO 80634
TELEPHONE (970) 304-0984

PROJECT: 2506.001
DRAWING: JESS S28 T4N R58W WEST REZONE

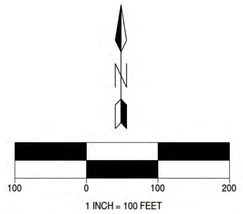
REZONING MAP

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 58 WEST OF THE 6TH P.M., COUNTY OF MORGAN, STATE OF COLORADO

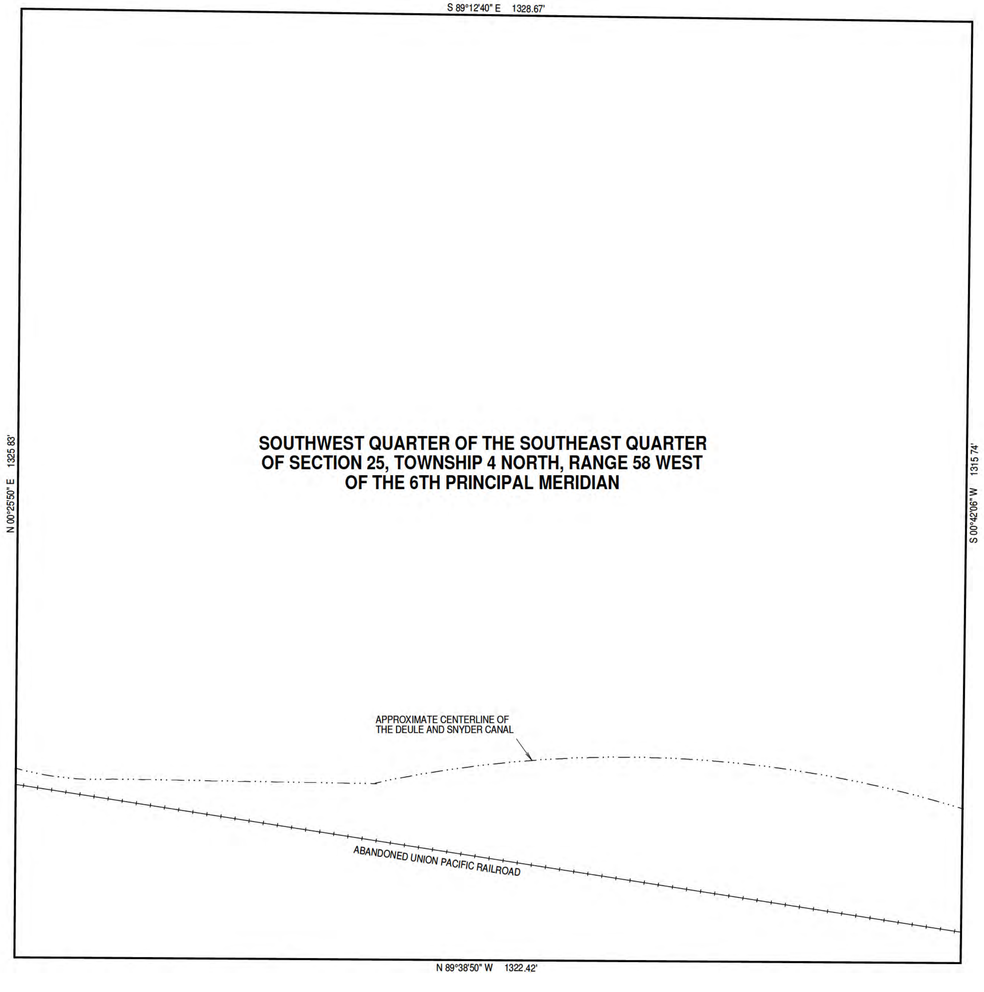
VICINITY MAP



(NOT TO SCALE)



1 INCH = 100 FEET



SURVEYOR'S NOTES:

1. THIS REZONING MAP WAS PREPARED WITH BENEFIT OF STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT NO. 300058-FTM-TO, DATED OCTOBER 15, 2025 AND DOES NOT CONSTITUTE A TITLE SEARCH BY THOMAS LAND SURVEYING, LLC. TO DETERMINE EASEMENTS OR TITLE OF RECORD, AT CLIENTS REQUEST. THIS REZONE DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS THAT SAID TITLE COMMITMENT MAY DISCLOSE.
2. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS REZONE MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS REZONE MAP BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. THIS REZONE MAP IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. 1858 (2009).
5. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.

SURVEYOR'S CERTIFICATE

I, ROBERT D. THOMAS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS REZONE MAP WAS PREPARED BY ME, OR UNDER MY PERSONAL SUPERVISION, AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF, BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, AND MORGAN COUNTY, AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED.

_____ _____
ROBERT D. THOMAS DATE
COLORADO PROFESSIONAL LAND SURVEYOR #38353

LEGAL DESCRIPTION - PROVIDED - REZONED PARCEL

(PROVIDED BY PERSONAL REPRESENTATIVE'S DEED RECORDED DECEMBER 28, 2015 AT RECEPTION NO. 897457, MORGAN COUNTY RECORDS)

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 58 WEST OF THE 6TH P.M., COUNTY OF MORGAN, STATE OF COLORADO.

13

COMMISSIONER'S CERTIFICATE:

APPROVED FOR REZONING FROM RURAL RESIDENTIAL ZONE (RR) TO AGRICULTURAL (A)

VIA RESOLUTION 2025 BCC _____

THIS _____ DAY OF_____, 2025, BY THE BOARD OF COUNTY COMMISSIONERS, MORGAN COUNTY, COLORADO

_____
CHAIRMAN

ATTEST:

_____
CLERK TO THE BOARD

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS.
COUNTY OF MORGAN)

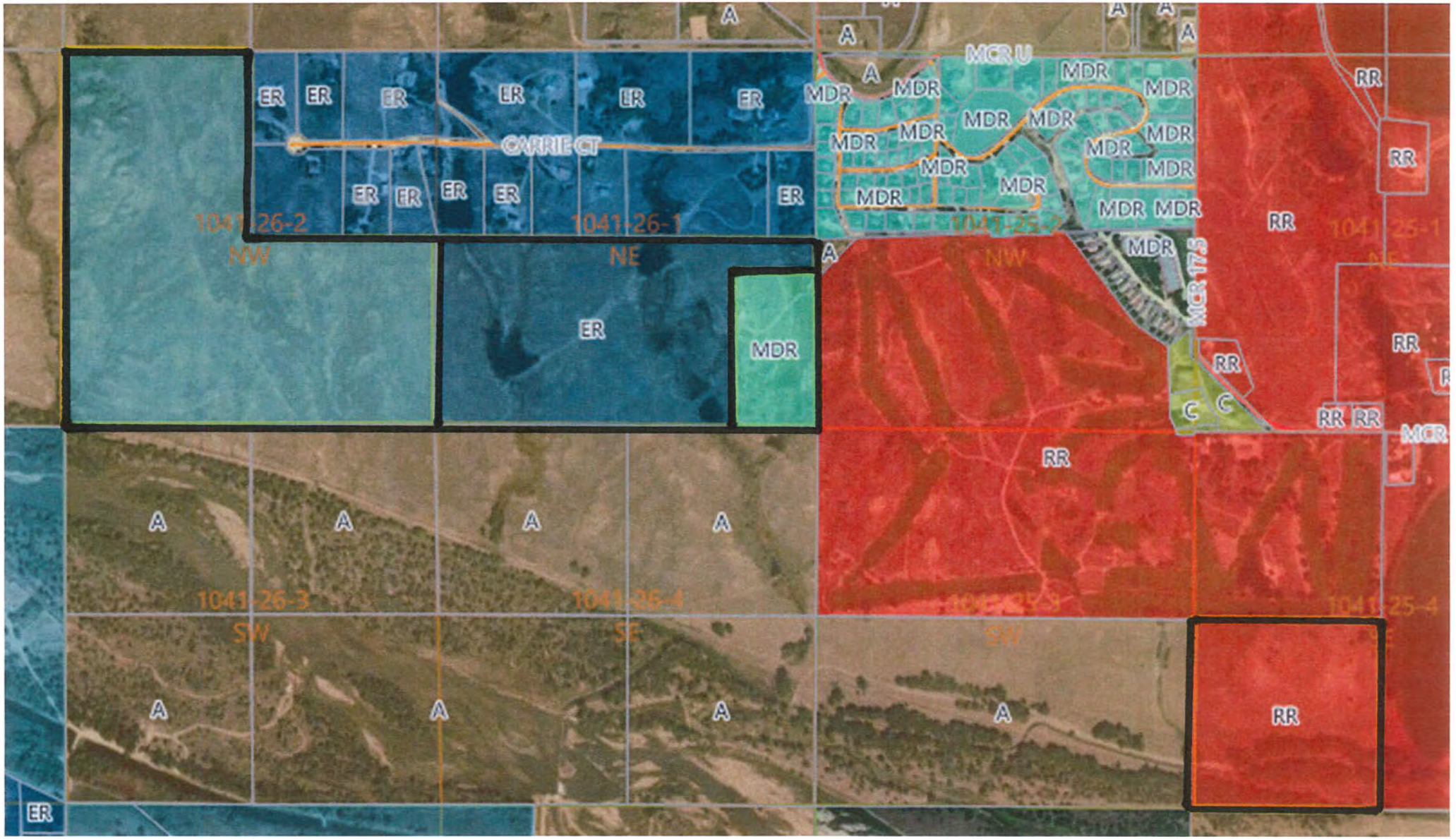
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK ___ M., THIS _____ DAY OF _____, 20___, AND IS DULY RECORDED IN PLAT FILE _____, FEES _____ PAID

_____ _____
RECORDER DEPUTY

OWNER: RANDALL W. JESS AND RHONDA S. JESS
16719 CARRIE COURT, FORT MORGAN CO. 80701
970-768-0881

PREPARED BY: THOMAS LAND SURVEYING, LLC
2519 WEST 11TH STREET ROAD, SUITE 24
GREELEY, COLORADO 80634
TELEPHONE (970) 304-0984

PROJECT: 2510.004
DRAWING: JESS S25 T4N R58W WEST REZONE


A
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NW
1041-26-1
NE
MDR
MCR U
1041-25-2
NW
MCR 17S
RR
1041-25-1
C
1041-26-3
SW
1041-26-4
SE
1041-25-4

PROOF OF OWNERSHIP

Current Title Commitment

EQUITY TITLE OF COLORADO

520 Sherman Street
Fort Morgan, CO 80701
Phone: (970) 867-0515 ● Fax: (970) 867-2246

Date: June 10, 2025
Our File Number: 00058174 SB

C-1 – New TBD Commitment

Re: Randall W. Jess and Rhonda S. Jess / TBD
Property Address: 19725 Canfield Avenue Fort Morgan, CO 80701

Escrow Officer: *Title Only*
Title Officer: *Shelly Butt* [redacted] [redacted]

[Delivery List]

Seller:
Randall W. Jess and Rhonda S. Jess

Copy to:
Thomas Land Surveying, PLS
2619 West 11th Street Road Suite 24
Greeley, CO 80634
Attn: Bob Thomas
Ph: [redacted]
Email: [redacted]
SENT VIA EMAIL

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
ISSUED BY
Stewart Title Guaranty Company - II

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 - II, a Texas (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.

Countersigned by:

Authorized Countersignature

Equity Title Associates II, LLC
Company Name

Fort Morgan, CO 80701
City, State

STEWART TITLE GUARANTY COMPANY INCORPORATED 1908 TEXAS

Frederick H. Eppinger
President and CEO

David Hisey
Secretary

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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 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 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; and
   f. Schedule B, Part II—Exceptions; and
   g. a counter-signature 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.

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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 and is restricted to the terms and provisions of this Commitment.
   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 the purpose of providing closing or settlement services.

8. PROFORMA POLICY

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

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9. CLAIMS PROCEDURES

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

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 - II

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 - II, P.O. Box 2029, Houston, Texas 77252-2029.

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

Issuing Agent:	Equity Title Associates II, LLC
Issuing Office:	520 Sherman Street, , Fort Morgan, CO 80701
ALTA® Universal ID:	None
Loan ID Number:	
Issuing Office File Number:	00058174-003-TO3-SB
Property Address:	19725 Canfield Avenue, Fort Morgan, CO 80701

SCHEDULE A

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

1. Effective Date: **June 3, 2025**
2. Policy to be issued:
   (a) **None**
   Proposed Insured: **[TBD]**
   Proposed Amount of Insurance: **$0.00**
   The estate or interest to be insured: **[FEE SIMPLE]**
   (b) **None**
   Proposed Insured: **NONE**
   Proposed Amount of Insurance: **$0.00**
   The estate or interest to be insured: **[FEE SIMPLE]**
   (c) None
   Proposed Insured: **[ ]**
   Proposed Amount of Insurance:
   The estate or interest to be 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:
   [Randall W. Jess and Rhonda S. Jess]
5. The Land is described as follows:
   See Exhibit A attached hereto and made a part hereof.

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TITLE PREMIUMS

TBD Commitment Search Fee	$	300.00
TOTAL	$	$ 300.00

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 counter-signature by the Company or its issuing agent that may be in electronic form.

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EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

The South Half of the Northeast Quarter (S ½ NE ¼) of Section 26, Township 4 North, range 58 West of the 6th P.M., Morgan County, Colorado;
LESS AND EXCEPT parcel described as Parcel 2 in Book 979 at Page 754, of the records of said County;
County of Morgan, State of Colorado;

PARCEL 2:

A parcel of land in the Southeast Quarter of the Northeast Quarter (SE ¼ NE ¼) of Section 26, Township 4 North, range 58 West of the 6th P.M., Morgan County, Colorado, more particularly described as follows:
Basis of bearings: Bearings were taken from G.L.O re-survey of 1949 and the East line of the NE ¼ of Section 26 as being North 0°32' West with all other bearings as being relative thereto:
COMMENCING at the E ¼ corner of said Section 26;
THENCE North 0°32' West along the East line of the NE ¼, 1104.0 feet;
THENCE North 89°19' West, 592.0 feet;
THENCE South 0°32' East, 1104.0 feet to a point on the South line of the NE ¼ ;
THENCE South 89°19' East along the South line of the NE ¼, 592.0 feet to the point of beginning;
County of Morgan, State of Colorado.

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SCHEDULE B – PART I
REQUIREMENTS

~~All of the following Requirements must be met:~~

~~A. 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.~~

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

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

~~D. 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.~~

~~i. [ ]~~

~~ii. [ ]~~

~~[=clause=]~~

~~E. Evidence if any that all assessments for common expenses due under the Declaration referred to in Schedule B, Section 2 contained herein, have been paid.~~

~~F. Receipt by the Company of a satisfactory Final Affidavit, executed by Randall W. Jess and Rhonda S. Jess.~~

~~G. Receipt by the Company of a satisfactory Final Affidavit, executed by TBD.~~

~~H. Payment of all taxes and assessments now due and payable.~~

END OF SCHEDULE B – Part I

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SCHEDULE B – PART II
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. Rights or claims of parties in possession not shown by the Public Records.
2. Easements or claims of easements, not shown by the Public Records.
3. Discrepancies, conflicts in boundary lines, shortages in area, encroachments, and any facts which a correct survey and inspection of the Land would disclose and which are not shown by the Public Records.
4. 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.

   NOTE: Upon receipt of [a satisfactory survey and] [final affidavits], as shown in Schedule B - Section 1, Exceptions 1 through 4 will not appear on the Lender's Policy (if any) to be issued hereunder.
5. 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 of which all of the Schedule B, Part I - Requirements are met.

   NOTE: Provided Equity Title Associates II, LLC conducts the closing of this transaction, Exception 5 will be deleted.
6. Taxes and assessments which are a lien or are now due and payable; any tax, special assessment, charge or lien imposed for or by any special taxing district or for water or sewer service; any unredeemed tax sales.

   NOTE: Upon payment of all taxes and assessments now due and payable, as shown in Schedule B - Section 2, Exception 6 will be amended to read as follows: "Taxes and assessments for the year 2025 and subsequent years, a lien, not yet due or payable."
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; (d) 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), (c) or (d) are shown by the Public Records or listed in Schedule B.
8. Right of way for ditches and canals constructed by the authority of the United States, as reserved in United States Patent dated June 8, 1911, as Patent No. 203943.
9. Deuel and Snyder Canal and ponds, as presently in existence.
10. Right of way and rights incidental thereto for County Roads 30 feet on either side of Section and Township lines as established by the Board of County Commissioners of Morgan County, as set forth in the Order, recorded May 6, 1907, as Reception No. 25157.
11. Terms and conditions as set forth in the Deed, recorded February 4, 1930, as Reception No. 193196.

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SCHEDULE B
PART II – EXCEPTIONS
(Continued)

12. Conveyance of mineral interests, as set out and described in Mineral Deed recorded April 23, 1931, as Reception No. 205735. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

13. Conveyance of mineral interests, as set out and described in Mineral Deed recorded May 29, 1931, as Reception No. 206997. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

14. An Oil and Gas Lease, from Lawrence J. Reid and Gladys G. Reid and Owners Royalty Pool Inc., the Fort Morgan Consolidated Royalty Corporation, as Lessor(s) to W.A. Myers, as Lessee(s), dated April 6, 1931, recorded October 14, 1931, as Reception No. 210430, and any and all assignments thereof or interests therein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

15. Terms and conditions as set forth in the Deed, recorded June 12, 1946, as Reception No. 323650.

16. An Oil and Gas Lease, from Lawrence J. Reid and Gladys A. Reid, as Lessor(s) to C.S. McGhee, as Lessee(s), dated July 2, 1953, recorded September 15, 1953, as Reception No. 390275, and any and all assignments thereof or interests therein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

17. Reservation of mineral interests, as set out and described in Deed recorded May 14, 1954, as Reception No. 398206. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

18. An Oil and Gas Lease, from Rainsford J. Winslow, as Lessor(s) to Griffith Exploration Company, as Lessee(s), dated December 7, 1961, recorded December 27, 1961, as Reception No. 486946, and any and all assignments thereof or interests therein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

19. An Oil and Gas Lease, from Rainsford Winslow and Winifred W. Winslow, as Lessor(s) to Thomas M. Robinson, as Lessee(s), dated February 12, 1969, recorded April 1, 1969, as Reception No. 553614, and any and all assignments thereof or interests therein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

20. Terms and conditions as set forth in the Notice of County Zoning Resolution, recorded July 20, 1972, as Reception No. 573931.

21. Terms and conditions as set forth in the Easement, recorded April 3, 1978, as Reception No. 620954.

22. Terms and conditions as set forth in the Deed, recorded April 7, 1995, as Reception No. 748076 and re-recorded April 12, 1995, as Reception No. 748128.

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SCHEDULE B
PART II – EXCEPTIONS
(Continued)

23. Terms and conditions as set forth in the Easement, recorded April 12, 1995, as Reception No. 748129.

24. Terms and conditions as set forth in the Deed, recorded April 20, 1995, as Reception No. 748290.

25. Terms and conditions as set forth in the Easement, recorded April 20, 1995, as Reception No. 748291.

26. Terms and conditions as set forth in the Exemption, recorded July 11, 1995, as Reception No. 749698.

27. All matters revealed and as shown on the Subdivision Exemption Plat Land Survey Plat, recorded July 11, 1995, in Book 983 at Page 133, as Reception No. 1600293.

28. Terms and conditions as set forth in the Deed, recorded September 16, 1998, as Reception No. 772514.

29. Terms and conditions as set forth in the Easement, recorded March 3, 1999, as Reception No. 776307.

30. Burdens, obligations, terms, conditions, stipulations and restrictions of any and all unrecorded Leases and Tenancies.

31. The following notices pursuant to CRS 9-1.5-103 concerning underground facilities have been filed with the Clerk and Recorder. These statements are general and do not necessarily give notice of underground facilities within the subject property:

    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 REA, recorded January 22, 1982, in Book 825 at Page 656.

END OF SCHEDULE B – PART II

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DISCLOSURES

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 Equity Title Associates II, LLC 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: Affirmative Mechanic's Lien Protection for the Owner may be available (typically by deletion of Exception No. 4 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.

Orange Coast Title Family of Companies
PRIVACY POLICY

We are committed to Safeguarding Customer Information
In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information that you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability
This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information
Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information we receive from providers of services to us, such as appraisers, appraisal management companies, real estate agents and brokers and insurance agencies (this may include the appraised value, purchase price and other details about the property that is the subject of your transaction with us).
- Information about your transactions with us, our Affiliated Companies, or others; and
- Information we receive from a consumer reporting agency.

Your California Rights (see attachments) or you may visit our website at https://www.titleadvantage.com/privacypolicy.htm or call toll-free at (866) 241-7373. *Only applies to CA residents*

Use of Information
We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security
We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Other Important Information
We reserve the right to modify or supplement this Privacy Policy at any time. If our Privacy Policy changes, we will post the updated Privacy Policy on our website and provide the ability to opt out (as required by law) before the new policy becomes effective.

If you have any questions or comments regarding our Privacy Policy you may contact us at our toll free number (866) 241-7373 or email us at dataprivacy@octitle .com.

Privacy Policy Last Revision 12/26/2019
Effective on 1/1/2020

Your California Rights

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act ("CCPA"). All phrases used herein shall have the same meaning as those phrases used under relevant California law, including but not limited to the CCPA.

Right to Know
You have the right to know:

- The categories of personal information we have collected about or from you;
- The categories of sources from which we collected your personal information;
- The business or commercial purpose for collecting or sharing your personal information;
- The categories of third parties with whom we have shared your personal information; and
- The specific pieces of your personal information we have collected.

Process to Submit a Request. To submit a verified request for this information you may visit our website at https://www.titleadvantage.com/privacypolicy.htm or call toll-free at (866) 241-7373. You may also designate an authorized agent to submit a request on your behalf by visiting our website https://www.titleadvantage.com/privacypolicy.htm or calling toll-free at (866) 241-7373 and then also submitting written proof of such authorization via e-mail to dataprivacy@octitle .com.

***Verification Method*.** In order to ensure your personal information is not disclosed to unauthorized parties, and to protect against fraud, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the personal information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Right of Deletion
You have a right to request that we delete the personal information we have collected from or about you.

Process to Submit a Request. To submit a verified request to delete your information you may visit our website at https://www.titleadvantage.com/privacypolicy.htm or call toll-free at (866) 241-7373. You may also designate an authorized agent to submit a request on your behalf by clicking here or calling toll-free at (866) 241-7373 and then also submitting written proof of such authorization via e-mail to dataprivacy@octitle .com.

Verification Method. In order to ensure we do not inadvertently delete your personal information based on a fraudulent request, we will verify your identity before we respond to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the personal information requested to be deleted, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Right to Opt-Out
We do not sell your personal information to third parties, and do not plan to do so in the future.

Right of Non-Discrimination
You have a right to exercise your rights under the CCPA without suffering discrimination. Accordingly, OC Title & family of Companies will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

California Minors
If you are a California resident under the age of 18, California Business and Professions Code § 22581 permits you to request and obtain removal of content or information you have publicly posted on any of our Applications or Websites. To make such a request, please send an email with a detailed description of the specific content or information to dataprivacy@octitle .com. Please be aware that such a request does not ensure complete or comprehensive removal of the content or information you have posted and there may be circumstances in which the law does not require or allow removal even if requested.

Collection Notice
The following is a list of the categories of personal information we may have collected about California residents in the twelve months preceding the date this Privacy Notice was last updated, including the business or commercial purpose for said collection, the categories of sources from which we may have collected the personal information, and the categories of third parties with whom we may have shared the personal information:

Categories of Personal Information Collected
The categories of personal information we have collected include, but may not be limited to:

- real name
- signature
- alias
- SSN
- physical characteristics or description, including
- protected characteristics under federal or state law
- address
- telephone number
- passport number
- driver's license number
- state identification card number
- IP address
- policy number
- file number
- employment history
- bank account number

- credit card number
- debit card number
- financial account numbers
- commercial information
- professional or employment information

Categories of Sources
Categories of sources from which we've collected personal information include, but may not be limited to:
- the consumer directly
- public records
- governmental entities
- non-affiliated third parties
- affiliated third parties

Business Purpose for Collection
The business purposes for which we've collected personal information include, but may not be limited to:
- completing a transaction for our Products
- verifying eligibility for employment
- facilitating employment
- performing services on behalf of affiliated and non-affiliated third parties
- protecting against malicious, deceptive, fraudulent, or illegal activity

Categories of Third Parties Shared
The categories of third parties with whom we've shared personal information include, but may not be limited to:
- service providers
- government entities
- operating systems and platforms
- non-affiliated third parties
- affiliated third parties

Sale Notice
We have not sold the personal information of California residents to any third party in the twelve months preceding the date this Privacy Notice was last updated, and we have no plans to sell such information in the future. We also do not, and will not sell the personal information of minors under sixteen years of age without affirmative authorization.

Disclosure Notice
The following is a list of the categories of personal information of California residents we may have disclosed for a business purpose in the twelve months preceding the date this Privacy Notice was last updated.
- real name
- Signature
- Alias
- SSN
- physical characteristics or description, including protected characteristics under federal or state law
- address
- telephone number
- passport number
- driver's license number
- state identification card number
- IP address
- policy number
- file number
- employment history
- bank account number
- credit card number
- debit card number
- financial account numbers
- commercial information
- professional or employment information

If you have any questions and/or comments you may contact us:

Call Us at our toll free number (866) 241-7373
Email Us at dataprivacy@octitle .com

Revised on 1/24/2020 / Effective on 1/1/2020

STG Privacy Notice 1 (Rev 01/26/09) 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 - II and its 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 nonfinancial 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	Yes	No
For nonaffiliates to market to you. Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. 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 and state 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 - II, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056

File No.: 00058174-003-TO3

THIS ADDENDUM IS MADE PART OF THE POLICY AND IS PERMANENTLY AFFIXED HERETO

COLORADO ANTI-FRAUD DISCLOSURE

PURSUANT TO C.R.S. 10-1-128 (6)

"It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies."

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
Equity Title of Colorado

Fort Morgan, CO 80701

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.

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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.

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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. AH 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: Equity Title of Colorado
Issuing Office: 520 Sherman Street
Fort Morgan, CO 80701
Issuing Office's ALTA® Registry ID: 1108591
Loan ID Number:
Commitment Number: 300058-FTM-TO
Issuing Office File Number: 300058-FTM-TO
Property Address: Vacant Land, Fort Morgan, CO 80701
Revision Number:

1. **Commitment Date:** October 15, 2025 at 8:00 AM

2. **Policy to be issued:** **Proposed Amount of Insurance**
   (a) 2021 ALTA Owner's Policy
   Proposed Insured: TBD $

   (b) 2021 ALTA Loan Policy
   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:**
   Randall W. Jess and Rhonda S. Jess
5. **The Land is described as follows:**
   See Exhibit "A" Attached Hereto.

EQUITY TITLE OF COLORADO

Shelly R Batt

Authorized Countersignature

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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
(a) TBD Commitment Search Fee		$300.00
	Total Premium:	**$300.00**

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

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 300058-FTM-TO

The Southwest Quarter of the Southeast Quarter of Section25, Township 4 North, Range 58 West of the 6th P.M., County of Morgan, State of Colorado;
EXCEPT a 25-foot strip of land conveyed to the Duel and Snyder Improvement Company in Quit-Claim Deed recorded February 2,1903 in Book 48 at Page 74;
County of Morgan, State of Colorado.

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

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 300058-FTM-TO

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.

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

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 300058-FTM-TO

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 materials 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.

9. The right of a proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises, as reserved in United States Patent recorded September 10, 1886, in Book 26 at Page 380 . The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

10. Map and Sworn Statement for the Deuel and Snyder Improvement Company Canal dated June 27, 1884, recorded June 28, 1884, in Book 4 at Page 168.

11. Deuel and Snyder Canal, as presently in existence.

12. Right of Way for Road purposes as specified in the Road Viewer's Report recorded October 28, 1885, in Book 15 at Page 125 .

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13. Terms and conditions as set forth in the Quit Claim Deed, recorded February 2, 1903, in Book 48 at Page 74 to the Deuel and Snyder Improvement Company. NOTE: conveying the right of way for the operation and maintaining the said irrigation ditch of said company and when and if the same should be abandoned or not used as such, said land and right of way ditch shall revert back to the Owner of the following described land: A strip of land 25 feet wide, being 12 1/2 feet on each side of the centerline of the Deuel and Snyder Improvement Company's Ditch as now constructed and operated over and across the South Half of Section 25.

14. Right of Way for Road purposes as specified in the Road Petition recorded May 26, 1909, in Book 73 at Page 4 , said road to be not less than 60 feet in width.

15. Right of way and rights incidental thereto for County Roads 30 feet on either side of Section and Township lines as established by the Board of County Commissioners of Morgan County, as set forth in the Order, recorded May 6, 1907, as Reception No. 25157 .

16. Morgan County Road T, as presently in existence.

17. Conveyance of mineral interests, as set out and described in Mineral Deed recorded June 11, 1931, as Reception No. 207411 . The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

18. An Oil and Gas Lease, from The R.J. Donnen & Sons Investment Company, as Lessor(s) to W.A. Myers, as Lessee(s), dated April 6, 1931, recorded October 14, 1931, as Reception No. 210427 and any and all assignments thereof or interests therein. NOTE: The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

19. Terms and conditions as set forth in the Placer Mining Lease, recorded August 22, 1935, as Reception No. 240579 . NOTE: The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

20. An Oil and Gas Lease, from S. Weisbart and Company, as Lessor(s) to C.S. McGhee, as Lessee(s), dated July 8, 1953, recorded November 3, 1953, as Reception No. 391420 and any and all assignments thereof or interests therein. NOTE: The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

21. Conveyance of mineral interests, as set out and described in Mineral Deed recorded November 9, 1955, as Reception No. 416818 . The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

22. Terms and conditions as set forth in the Easement, recorded June 25, 1962, as Reception No. 493413 . Letter recorded June 25, 1962, as Reception No. 493414 .

23. An Oil and Gas Lease, from Irvin Weisbart, George Weisbart and the Estate of Harry Weisbart, deceased, as Lessor(s) to Monsanto Chemical Company, as Lessee(s), dated March 28, 1982, recorded June 29, 1962, as Reception No. 493545 and any and all assignments thereof or interests therein. NOTE: The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

24. Terms and conditions as set forth in the Notice of County Zoning Resolution, recorded July 20, 1972, as Reception No. 573931 .

25. Reservation of mineral interests, as set out and described in Deeds recorded February 25, 1975, as

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Reception No. 593180 , Reception No. 593181 , Reception No. 593182 , Reception No. 593183 and Reception No. 593184 . The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

26. Reservation of mineral interests, as set out and described in Deed recorded March 21, 1975, as Reception No. 593804 . The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

    Terms and conditions as set forth in the Grant of Easement, recorded November 7, 2007, as Reception No. 846160 .

27. Terms and conditions as set forth in the Grant of Easement, recorded November 7, 2007, as Reception No. 846161 .

28. Burdens, obligations, terms, conditions, stipulations and restrictions of any and all unrecorded Leases and Tenancies.

29. The following notices pursuant to CRS 9-1.5-103 concerning underground facilities have been filed with the 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.) Fort Morgan Underground Facilities recorded November 22, 1989, in Book 917 at Page 513 .
    c.) Public Service Company of Colorado recorded October 2, 1981, in Book 821 at Page 514 .
    d.) Morgan County REA, recorded January 22, 1982, in Book 825 at Page 656 .

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DISCLOSURES

File No.: 300058-FTM-TO

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 Equity Title of Colorado 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 untiled 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.

EQUITY TITLE OF COLORADO

520 Sherman Street
Fort Morgan, CO 80701
Phone: (970) 867-0515 ● Fax: (970) 867-2246

Date: June 9, 2025
Our File Number: 00058173 SB

C-1 – New TBD Commitment

Re: Randall W. Jess and Rhonda S. Jess / TBD
Property Address: 16309 Carrie Court Fort Morgan, CO 80701

Escrow Officer: *Title Only*
Title Officer: *Shelly Butt* [redacted] [redacted]

[Delivery List]

Seller:
Randall W. Jess and Rhonda S. Jess

Buyer:
TBD

Copy to:
Thomas Land Surveying, PLS
2619 West 11th Street Road Suite 24
Greeley, CO 80634
Attn: Bob Thomas
Ph: [redacted]
Email: [redacted]
SENT VIA EMAIL

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
ISSUED BY
Stewart Title Guaranty Company - II

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.

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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 - II, a Texas (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.

Countersigned by:

Authorized Countersignature

Equity Title Associates II, LLC
Company Name

Fort Morgan, CO 80701
City, State

STEWART TITLE GUARANTY COMPANY INCORPORATED 1908 TEXAS

Frederick H. Eppinger
President and CEO

David Hisey
Secretary

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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 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 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; and
   f. Schedule B, Part II—Exceptions; and
   g. a counter-signature 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.

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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 and is restricted to the terms and provisions of this Commitment.
   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 the purpose of providing closing or settlement services.

8. PROFORMA POLICY

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

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9. CLAIMS PROCEDURES

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

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 - II

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 - II, P.O. Box 2029, Houston, Texas 77252-2029.

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

Issuing Agent:	Equity Title Associates II, LLC
Issuing Office:	520 Sherman Street, , Fort Morgan, CO 80701
ALTA® Universal ID:	None
Loan ID Number:	
Issuing Office File Number:	00058173-003-TO3-SB
Property Address:	16309 Carrie Court, Fort Morgan, CO 80701

SCHEDULE A

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

1. Effective Date: **June 2, 2025**

2. Policy to be issued:

   (a) **None**

   Proposed Insured: **[TBD]**

   Proposed Amount of Insurance: **$0.00**

   The estate or interest to be insured: **[FEE SIMPLE]**

   (b) **None**

   Proposed Insured: **NONE**

   Proposed Amount of Insurance: **$0.00**

   The estate or interest to be insured: **[FEE SIMPLE]**

   (c) None

   Proposed Insured: **[ ]**

   Proposed Amount of Insurance:

   The estate or interest to be 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:

   [Randall W. Jess and Rhonda S. Jess]

5. The Land is described as follows:

   See Exhibit A attached hereto and made a part hereof.

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TITLE PREMIUMS

TBD Commitment Search Fee	$	300.00
TOTAL	$	$ 300.00

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 counter-signature by the Company or its issuing agent that may be in electronic form.

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EXHIBIT A
LEGAL DESCRIPTION

The West Half of the Northwest Quarter (W ½ NW ¼) and the Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) of Section 26, Township 4 North, Range 58 West of the 6th P.M., County of Morgan, State of Colorado.

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SCHEDULE B – PART I
REQUIREMENTS

~~All of the following Requirements must be met:~~

~~A. 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.~~

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

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

~~D. 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.~~

~~i. [ ]~~

~~ii. [ ]~~

~~[=clause=]~~

~~E. Evidence if any that all assessments for common expenses due under the Declaration referred to in Schedule B, Section 2 contained herein, have been paid.~~

~~F. Receipt by the Company of a satisfactory Final Affidavit, executed by Randall W. Jess and Rhonda S. Jess.~~

~~G. Receipt by the Company of a satisfactory Final Affidavit, executed by TBD.~~

~~H. Payment of all taxes and assessments now due and payable.~~

END OF SCHEDULE B – Part I

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SCHEDULE B – PART II
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. Rights or claims of parties in possession not shown by the Public Records.
2. Easements or claims of easements, not shown by the Public Records.
3. Discrepancies, conflicts in boundary lines, shortages in area, encroachments, and any facts which a correct survey and inspection of the Land would disclose and which are not shown by the Public Records.
4. 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.

   NOTE: Upon receipt of [a satisfactory survey and] [final affidavits], as shown in Schedule B - Section 1, Exceptions 1 through 4 will not appear on the Lender's Policy (if any) to be issued hereunder.
5. 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 of which all of the Schedule B, Part I - Requirements are met.

   NOTE: Provided Equity Title Associates II, LLC conducts the closing of this transaction, Exception 5 will be deleted.
6. Taxes and assessments which are a lien or are now due and payable; any tax, special assessment, charge or lien imposed for or by any special taxing district or for water or sewer service; any unredeemed tax sales.

   NOTE: Upon payment of all taxes and assessments now due and payable, as shown in Schedule B - Section 2, Exception 6 will be amended to read as follows: "Taxes and assessments for the year 2025 and subsequent years, a lien, not yet due or payable."
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; (d) 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), (c) or (d) are shown by the Public Records or listed in Schedule B.
8. The right of a proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises, and a right of way for ditches and canals constructed by the authority of the United States, as reserved in United States Patent dated June 8, 1904, in Book 135 at Page 316. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
9. Deuel and Snyder Canal, as presently in existence.
10. South Platte River, as presently in existence.

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SCHEDULE B
PART II – EXCEPTIONS
(Continued)

11. Union Pacific Railroad, as presently in existence.

12. Right of way and rights incidental thereto for County Roads 30 feet on either side of Section and Township lines as established by the Board of County Commissioners of Morgan County, as set forth in the Order, recorded May 6, 1907, as Reception No. 25157.

13. Conveyance of mineral interests, as set out and described in Mineral Deed, recorded October 12, 1931, as Reception No. 210330. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

14. Conveyance of mineral interests, as set out and described in Mineral Deed, recorded October 12, 1931, as Reception No. 210337. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

15. Conveyance of mineral interests, as set out and described in Mineral Deed, recorded October 16, 1931, as Reception No. 210517. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

16. Conveyance of mineral interests, as set out and described in Mineral Deed, recorded October 21, 1931, as Reception No. 210653. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

17. Conveyance of mineral interests, as set out and described in Mineral Deed, recorded October 28, 1931, as Reception No. 210849. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

18. Conveyance of mineral interests, as set out and described in Mineral Deed, recorded November 5, 1931, as Reception No. 211039. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

19. Conveyance of mineral interests, as set out and described in Mineral Deed, recorded November 5, 1931, as Reception No. 211041. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

20. Conveyance of mineral interests, as set out and described in Mineral Deed, recorded November 14, 1931, as Reception No. 211277. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

21. An Oil and Gas Lease, from James R. Macon, as Lessor(s) to C.S. McGhee, as Lessee(s), dated July 1, 1953, recorded September 18, 1953, as Reception No. 390266, and any and all assignments thereof or interests therein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

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SCHEDULE B
PART II – EXCEPTIONS
(Continued)

22. An Oil and Gas Lease, from John S. Wentz and Mabel Wentz, as Lessor(s) to C.S. McGhee, as Lessee(s), dated July 1, 1953, recorded November 3, 1953, as Reception No. 391418, and any and all assignments thereof or interests therein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

23. Conveyance of mineral interests, as set out and described in Mineral Deed, recorded April 4, 1955, as Reception No. 409396. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

24. Reservation of mineral interests, as set out and described in Deed recorded December 24, 1955, as Reception No. 418332. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

25. Terms and conditions as set forth in the Deed recorded December 24, 1955, as Reception No. 418332.

26. An Oil and Gas Lease, from Rainsford J. Winslow, as Lessor(s) to Griffith Exploration Corporation, as Lessee(s), dated December 7, 1961, recorded December 27, 1961, as Reception No. 486945, and any and all assignments thereof or interests therein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

27. An Oil and Gas Lease, from Rainsford Winslow and Winifred W. Winslow, as Lessor(s) to Thomas M. Robinson, as Lessee(s), dated February 12, 1969, recorded April 1, 1969, as Reception No. 553614, and any and all assignments thereof or interests therein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

28. Terms and conditions as set forth in the Notice of County Zoning Resolution, recorded July 20, 1972, as Reception No. 573931.

29. Terms and conditions as set forth in the Right of Way Agreement, recorded January 20, 1995, as Reception No. 746729.

30. Terms and conditions as set forth in the Instrument, recorded April 20, 1995, as Reception No. 748291.

31. Terms and conditions as set forth in the Grant of Access Easement, recorded December 12, 2024, as Reception No. 954264.

32. Terms and conditions as set forth in the Subordination Agreement, recorded December 16, 2024, as Reception No. 954313.

33. Burdens, obligations, terms, conditions, stipulations and restrictions of any and all unrecorded Leases and Tenancies.

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SCHEDULE B
PART II – EXCEPTIONS
(Continued)

34. The following notices pursuant to CRS 9-1.5-103 concerning underground facilities have been filed with the Clerk and Recorder. These statements are general and do not necessarily give notice of underground facilities within the subject property:

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 REA, recorded January 22, 1982, in Book 825 at Page 656.

END OF SCHEDULE B – PART II

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 counter-signature by the Company or its issuing agent that may be in electronic form.

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DISCLOSURES

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 Equity Title Associates II, LLC 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: Affirmative Mechanic's Lien Protection for the Owner may be available (typically by deletion of Exception No. 4 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.

Orange Coast Title Family of Companies
PRIVACY POLICY

We are committed to Safeguarding Customer Information
In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information that you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability
This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information
Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information we receive from providers of services to us, such as appraisers, appraisal management companies, real estate agents and brokers and insurance agencies (this may include the appraised value, purchase price and other details about the property that is the subject of your transaction with us).
- Information about your transactions with us, our Affiliated Companies, or others; and
- Information we receive from a consumer reporting agency.

Your California Rights (see attachments) or you may visit our website at https://www.titleadvantage.com/privacypolicy.htm or call toll-free at (866) 241-7373. *Only applies to CA residents*

Use of Information
We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security
We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Other Important Information
We reserve the right to modify or supplement this Privacy Policy at any time. If our Privacy Policy changes, we will post the updated Privacy Policy on our website and provide the ability to opt out (as required by law) before the new policy becomes effective.

If you have any questions or comments regarding our Privacy Policy you may contact us at our toll free number (866) 241-7373 or email us at dataprivacy@octitle .com.

Privacy Policy Last Revision 12/26/2019
Effective on 1/1/2020

Your California Rights

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act ("CCPA"). All phrases used herein shall have the same meaning as those phrases used under relevant California law, including but not limited to the CCPA.

Right to Know
You have the right to know:

- The categories of personal information we have collected about or from you;
- The categories of sources from which we collected your personal information;
- The business or commercial purpose for collecting or sharing your personal information;
- The categories of third parties with whom we have shared your personal information; and
- The specific pieces of your personal information we have collected.

Process to Submit a Request. To submit a verified request for this information you may visit our website at https://www.titleadvantage.com/privacypolicy.htm or call toll-free at (866) 241-7373. You may also designate an authorized agent to submit a request on your behalf by visiting our website https://www.titleadvantage.com/privacypolicy.htm or calling toll-free at (866) 241-7373 and then also submitting written proof of such authorization via e-mail to dataprivacy@octitle .com.

***Verification Method*.** In order to ensure your personal information is not disclosed to unauthorized parties, and to protect against fraud, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the personal information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Right of Deletion
You have a right to request that we delete the personal information we have collected from or about you.

Process to Submit a Request. To submit a verified request to delete your information you may visit our website at https://www.titleadvantage.com/privacypolicy.htm or call toll-free at (866) 241-7373. You may also designate an authorized agent to submit a request on your behalf by clicking here or calling toll-free at (866) 241-7373 and then also submitting written proof of such authorization via e-mail to dataprivacy@octitle .com.

Verification Method. In order to ensure we do not inadvertently delete your personal information based on a fraudulent request, we will verify your identity before we respond to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the personal information requested to be deleted, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Right to Opt-Out
We do not sell your personal information to third parties, and do not plan to do so in the future.

Right of Non-Discrimination
You have a right to exercise your rights under the CCPA without suffering discrimination. Accordingly, OC Title & family of Companies will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

California Minors
If you are a California resident under the age of 18, California Business and Professions Code § 22581 permits you to request and obtain removal of content or information you have publicly posted on any of our Applications or Websites. To make such a request, please send an email with a detailed description of the specific content or information to dataprivacy@octitle .com. Please be aware that such a request does not ensure complete or comprehensive removal of the content or information you have posted and there may be circumstances in which the law does not require or allow removal even if requested.

Collection Notice
The following is a list of the categories of personal information we may have collected about California residents in the twelve months preceding the date this Privacy Notice was last updated, including the business or commercial purpose for said collection, the categories of sources from which we may have collected the personal information, and the categories of third parties with whom we may have shared the personal information:

Categories of Personal Information Collected
The categories of personal information we have collected include, but may not be limited to:

- real name
- signature
- alias
- SSN
- physical characteristics or description, including
- protected characteristics under federal or state law
- address
- telephone number
- passport number
- driver's license number
- state identification card number
- IP address
- policy number
- file number
- employment history
- bank account number

- credit card number
- debit card number
- financial account numbers
- commercial information
- professional or employment information

Categories of Sources
Categories of sources from which we've collected personal information include, but may not be limited to:
- the consumer directly
- public records
- governmental entities
- non-affiliated third parties
- affiliated third parties

Business Purpose for Collection
The business purposes for which we've collected personal information include, but may not be limited to:
- completing a transaction for our Products
- verifying eligibility for employment
- facilitating employment
- performing services on behalf of affiliated and non-affiliated third parties
- protecting against malicious, deceptive, fraudulent, or illegal activity

Categories of Third Parties Shared
The categories of third parties with whom we've shared personal information include, but may not be limited to:
- service providers
- government entities
- operating systems and platforms
- non-affiliated third parties
- affiliated third parties

Sale Notice
We have not sold the personal information of California residents to any third party in the twelve months preceding the date this Privacy Notice was last updated, and we have no plans to sell such information in the future. We also do not, and will not sell the personal information of minors under sixteen years of age without affirmative authorization.

Disclosure Notice
The following is a list of the categories of personal information of California residents we may have disclosed for a business purpose in the twelve months preceding the date this Privacy Notice was last updated.
- real name
- Signature
- Alias
- SSN
- physical characteristics or description, including protected characteristics under federal or state law
- address
- telephone number
- passport number
- driver's license number
- state identification card number
- IP address
- policy number
- file number
- employment history
- bank account number
- credit card number
- debit card number
- financial account numbers
- commercial information
- professional or employment information

If you have any questions and/or comments you may contact us:

Call Us at our toll free number (866) 241-7373
Email Us at dataprivacy@octitle .com

Revised on 1/24/2020 / Effective on 1/1/2020

STG Privacy Notice 1 (Rev 01/26/09) 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 - II and its 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 nonfinancial 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	Yes	No
For nonaffiliates to market to you. Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. 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 and state 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 - II, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056

File No.: 00058173-003-TO3

THIS ADDENDUM IS MADE PART OF THE POLICY AND IS PERMANENTLY AFFIXED HERETO

COLORADO ANTI-FRAUD DISCLOSURE

PURSUANT TO C.R.S. 10-1-128 (6)

"It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies."

ADDITIONAL APPLICATION INFORMATION

Deuel & Snyder No Objection

Tax Account Statement

DEUEL AND SNYDER IMPROVEMENT COMPANY
POST OFFICE BOX 89
FORT MORGAN, COLORADO 80701

November 26, 2025

Jennifer Santos
Morgan County
Planning and Zoning
231 Ensign St.
Fort Morgan, CO 80701

Re: Re-Zoning Sec 25 T4N, R58W, SW 1/4 SE 1/4 to Agricultural
Owners Randy and Rhonda Jess

Ms. Santos,

The Deuel and Snyder Improvement Company (D&S) has no objection to the re-zoning of property owned by Randy and Rhonda Jess, legal description Sec 25 T4N R58W, SW 1/4 SE 1/4 to agricultural status. We also do not object to the re-zoning of the 25 feet of property that runs along the Jess property to same agricultural status.

Sincerely,

Brian Kembel / by IPB

Brian Kembel
President

BK:ipb

Morgan County Treasurer
Statement of Taxes Due

Account Number R000419
Parcel 104125000012

Assessed To
JESS, RANDALL W & RHONDA S
16719 CARRIE CT
FORT MORGAN, CO 80701

Legal Description
S: 25 T: 4 R: 58 SW1/4SE1/4

Situs Address

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2024	$27.68	$0.00	$0.00	($27.68)	$0.00
Total Tax Charge					$0.00
Grand Total Due as of 10/20/2025					**$0.00**

Tax Billed at 2024 Rates for Tax Area 248 - 248 - RE 3

Authority	Mill Levy	Amount
COUNTY GENERAL FUND	19.5360000	$7.62
ROAD AND BRIDGE FUND	7.5000000	$2.93
SOCIAL SERVICES FUND	2.0000000	$0.78
FT MORGAN RURAL FIRE DIST	2.9960000*	$1.17
FT MORGAN PEST CONTROL	0.2930000*	$0.11
LOWER S PLATTE WATER CD	0.5000000	$0.20
MORGAN CO QUALITY WATER	0.8240000	$0.32
NORTHERN COLO WATER CD	1.0000000	$0.39
RE 3 F M GENERAL FD	27.0790000	$10.57
RE 3 F M M/L OVRD	1.5370000	$0.60
RE 3 F M BOND RED	7.6620000	$2.99
Taxes Billed 2024	70.9270000	$27.68

* Credit Levy

Values	Actual	Assessed
GRAZING LAND	$1,430	$380
FARM/RANCH WASTE LAND	$10	$10
Total	$1,440	$390

**********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, Email: esale@co.morgan.co.us
Website: morgancounty.colorado.gov

Morgan County Treasurer
Statement of Taxes Due

Account Number R010626
Parcel 104126000004

Assessed To
JESS, RANDALL W & RHONDA S
16719 CARRIE CT
FORT MORGAN, CO 80701

Legal Description
S: 26 T: 4 R: 58 S1/2NE1/4 EX B979 P754

Situs Address
19725 CANFIELD AVE

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2024	$3,025.04	$0.00	$0.00	($3,025.04)	$0.00
Total Tax Charge					$0.00
Grand Total Due as of 10/20/2025					**$0.00**

Tax Billed at 2024 Rates for Tax Area 248 - 248 - RE 3

Authority	Mill Levy	Amount
COUNTY GENERAL FUND	19.5360000	$833.21
ROAD AND BRIDGE FUND	7.5000000	$319.88
SOCIAL SERVICES FUND	2.0000000	$85.30
FT MORGAN RURAL FIRE DIST	2.9960000*	$127.78
FT MORGAN PEST CONTROL	0.2930000*	$12.50
LOWER S PLATTE WATER CD	0.5000000	$21.33
MORGAN CO QUALITY WATER	0.8240000	$35.14
NORTHERN COLO WATER CD	1.0000000	$42.65
RE 3 F M GENERAL FD	27.0790000	$1,154.92
RE 3 F M M/L OVRD	1.5370000	$65.55
RE 3 F M BOND RED	7.6620000	$326.78
Taxes Billed 2024	70.9270000	$3,025.04

* Credit Levy

Values	Actual	Assessed
NON AG OPERATION - LAND	$21,610	$1,450
NON AG OPERATION - IMPS	$608,560	$40,770
GRAZING LAND	$1,640	$430
Total	$631,810	$42,650

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ROBERT A SAGEL, MORGAN COUNTY TREASURER
231 Ensign St, PO Box 593, Fort Morgan, CO 80701
Phone: 970-542-3518, Email: esale@co.morgan.co.us
Website: morgancounty.colorado.gov

Morgan County Treasurer
Statement of Taxes Due

Account Number R010627
Parcel 104126000005

Assessed To
JESS, RANDALL W & RHONDA S
16719 CARRIE CT
FORT MORGAN, CO 80701

Legal Description
S: 26 T: 4 R: 58 W1/2NW1/4 & SE1/4NW1/4

Situs Address

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2024	$57.44	$0.00	$0.00	($57.44)	$0.00
Total Tax Charge					$0.00
Grand Total Due as of 10/20/2025					**$0.00**

Tax Billed at 2024 Rates for Tax Area 248 - 248 - RE 3

Authority	Mill Levy	Amount
COUNTY GENERAL FUND	19.5360000	$15.82
ROAD AND BRIDGE FUND	7.5000000	$6.07
SOCIAL SERVICES FUND	2.0000000	$1.62
FT MORGAN RURAL FIRE DIST	2.9960000*	$2.43
FT MORGAN PEST CONTROL	0.2930000*	$0.24
LOWER S PLATTE WATER CD	0.5000000	$0.40
MORGAN CO QUALITY WATER	0.8240000	$0.67
NORTHERN COLO WATER CD	1.0000000	$0.81
RE 3 F M GENERAL FD	27.0790000	$21.93
RE 3 F M M/L OVRD	1.5370000	$1.24
RE 3 F M BOND RED	7.6620000	$6.21
Taxes Billed 2024	70.9270000	$57.44

* Credit Levy

Values	Actual	Assessed
GRAZING LAND	$3,050	$810
Total	$3,050	$810

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231 Ensign St, PO Box 593, Fort Morgan, CO 80701
Phone: 970-542-3518, Email: esale@co.morgan.co.us
Website: morgancounty.colorado.gov

Morgan County Treasurer
Statement of Taxes Due

Account Number R017327
Parcel 104126000011

Assessed To
JESS, RANDALL W & RHONDA S
16719 CARRIE CT
FORT MORGAN, CO 80701

Legal Description
S: 26 T: 4 R: 58 PARC SE1/4NE1/4 B979 P754

Situs Address

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2024	$7.08	$0.00	$5.00	($12.08)	$0.00
Total Tax Charge					$0.00
Grand Total Due as of 10/20/2025					**$0.00**

Tax Billed at 2024 Rates for Tax Area 248 - 248 - RE 3

Authority	Mill Levy	Amount
COUNTY GENERAL FUND	19.5360000	$1.96
ROAD AND BRIDGE FUND	7.5000000	$0.75
SOCIAL SERVICES FUND	2.0000000	$0.20
FT MORGAN RURAL FIRE DIST	2.9960000*	$0.30
FT MORGAN PEST CONTROL	0.2930000*	$0.03
LOWER S PLATTE WATER CD	0.5000000	$0.05
MORGAN CO QUALITY WATER	0.8240000	$0.08
NORTHERN COLO WATER CD	1.0000000	$0.10
RE 3 F M GENERAL FD	27.0790000	$2.70
RE 3 F M M/L OVRD	1.5370000	$0.15
RE 3 F M BOND RED	7.6620000	$0.76
Taxes Billed 2024	70.9270000	$7.08

* Credit Levy

Values	Actual	Assessed
GRAZING LAND	$380	$100
Total	$380	$100

TreasurersFee **$5.00**

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231 Ensign St, PO Box 593, Fort Morgan, CO 80701
Phone: 970-542-3518, Email: esale@co.morgan.co.us
Website: morgancounty.colorado.gov

LANDOWNER LETTERS, REFERRALS & REPONSES

Landowner Letter sent & Responses Received

Referral Sent & Responses Received

Notification

Sign Posting Pictures & Affidavit

MORGAN COUNTY
PLANNING AND ZONING DEPARTMENT

November 21, 2025

Dear Neighboring Landowners:

Randall and Rhonda Jess as applicants and landowners have submitted an application to our office requesting to rezone (4) parcels from Split Zone (SZ), Moderate Density Residential (MDR), Estate Residential (ER) and Rural Residential (RR) all to Agricultural Production (A).

Legal Description: Located in part of Sections 25 and 26, Township 4 North, Range 58, West of the 6th P.M., Morgan County, Colorado.

This application is scheduled to be heard by the Planning Commission on **Monday, December 8, 2025 at 6:00 P.M.** and the Board of County Commissioners on **Tuesday, December 16, 2025 at 9:00 A.M.** in the Assembly Room of the Morgan County Administration Building, 231 Ensign St., (Basement Level) Fort Morgan, Colorado. Landowners within 1,320 feet of the subject property are notified of the application and hearing date.

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office located at 231 Ensign St., Fort Morgan, Colorado. 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 **December 3, 2025.**

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

JESS, RANDALL W & RHONDA S

16719 CARRIE CT
FORT MORGAN, CO 80701

BRITO, HELDWIN H

18 YATES TERRACE
FORT MORGAN, CO 80701

HOUGH, MARK A & PAULA E

11 CARRIE CT
FORT MORGAN, CO 80701

BOHLEN, ANTHONY JACOB &
GUZMAN, ISABELLE A
39 PAYNTER PL
FORT MORGAN, CO 80701

GRIMES, STANLEY P & THERESA L

36 PAYNTER PL
FORT MORGAN, CO 80701

KUDRON, CARY & DENCIA

007 YATES TERRACE
FORT MORGAN, CO 80701

GONZALEZ, VICTORIANO

1940 JOSEPH CIRCLE
ELIZABETH, CO 80107

CLOUGH, RICHARD A & SUSAN M

48 BACHAR DR
FORT MORGAN, CO 80701

SHARP, DANA C & BRENDA L

47 REID RD
FORT MORGAN, CO 80701

HOLDEN, TROY J

27 CANFIELD AVE
FORT MORGAN, CO 80701

WEIMER, MITCHELL A & BRITTNEY N

24 COOPER CT
FORT MORGAN, CO 80701

BERNAHL, WAYNE G & SHARROLL A

23 COOPER CT
FORT MORGAN, CO 80701

JOHNSON, E WAYNE & CAROL J

16 YATES TERRACE
FORT MORGAN, CO 80701

MEININGER, KENNETH W & EVELYN

2 YATES TERRACE
FORT MORGAN, CO 80701

SCHMEECKLE, WAYNE E & ROBIN G

15 CARRIE CT
FORT MORGAN, CO 80701

HOPP, ALEXANDER & ASHLEY

28 COOPER CT
FORT MORGAN, CO 80701

MALTBY, WARREN MARK & THERESE

40 PAYNTER PL
FORT MORGAN, CO 80701

STROH, RICHARD D II

9 YATES TERRACE
FORT MORGAN, CO 80701

HARPER, CHRISTOPHER & MIRANDA

20 COOPER CT
FORT MORGAN, CO 80701

MOEHR, ALAN & KRISTY TRUSTS

12 CARRIE CT
FORT MORGAN, CO 80701

SCHMIDT, TODD G & KATHERINE M

16 CARRIE CT
FORT MORGAN, CO 80701

BOGGESS, THEODORE C &
NEVILLE, SANDRA M
34 COOPER CT
FORT MORGAN, CO 80701

ROELLE, BREANA &
CURTIS, GARY
12 YATES TERRACE
FORT MORGAN, CO 80701

STEPHENS, LEIF A

329 E PLATTE AVE
FORT MORGAN, CO 80701

CARRUTH, MEGAN CUMMINS

17 YATES TERRACE
FORT MORGAN, CO 80701

TAYLOR, GEOFFREY S & CHANTIL R

19993 CO RD 17
FORT MORGAN, CO 80701

DUPSKY, COOPER W

32 COOPER CT
FORT MORGAN, CO 80701

LARSON, RUSSELL T &
REDING, LINDA L
5 YATES TERRACE
FORT MORGAN, CO 80701

ZINK, JAMES J & NANCY L

15 YATES TERRACE
FORT MORGAN, CO 80701

REBOL, KAREN K TRUST

4 YATES TERRACE
FORT MORGAN, CO 80701

HOCHANADEL, JOSEPH & GABRIELLA

31 COOPER CT
FORT MORGAN, CO 80701

GARNER, GABRIEL & TARA

22 COOPER CT
FORT MORGAN, CO 80701

MARQUEZ, DAVID L & CECILE K

25 COOPER CT
FORT MORGAN, CO 80701

CHISUM, HARRISON L & CHRISTINE M

29 COOPER CT
FORT MORGAN, CO 80701

DAVIS, AMELIA VIVIAN

P O BOX 63
ARCHER, FL 32618-0063

SYLVESTER, JACOB

33 COOPER CT
FORT MORGAN, CO 80701

HAYS, RONALD L & DEBRA L TRUST

1 YATES TERRACE
FORT MORGAN, CO 80701

PERRY, BRYAN CHRISTOPHER & MEGHAN JEAN

42 CANFIELD AVE
FORT MORGAN, CO 80701

MUMFORD, GENE W & MARGARET A

13041 W 29TH AVE
GOLDEN, CO 80401

DAVIES, TYREL W & AUDRA J

38 PAYNTER PL
FORT MORGAN, CO 80701

VINCZE, WILLIAM F

37 PAYNTER PL
FORT MORGAN, CO 80701

POWELL, JAMES W & KARLA L

21 COOPER CT
FORT MORGAN, CO 80701

NAVARRETE, IVAN

46 REID RD
FORT MORGAN, CO 80701

MONGE, SUSANA

311 E BEAVER AVE
FORT MORGAN, CO 80701

THIEL, J KAY & ROBERT A

3 YATES TERRACE
FORT MORGAN, CO 80701

FRASIER, MARK W & TINA M

60 REID RD
FORT MORGAN, CO 80701

GEIST, REBECCA L &
MORROW, WILLIAM B & BETTY A - L E
115 YATES TERRACE
FORT MORGAN, CO 80701

BAUER, THOR E & AMY

125 REID RD
FORT MORGAN, CO 80701

HANSEN-GUZMAN, ALINE

137 REID RD
FORT MORGAN, CO 80701

HALE, ROBERT JOE & KRISTIN

50 BACHAR DR
FORT MORGAN, CO 80701

SEAMAN, JENNIFER KAYE & CASEY DALE

136 PAYNTER PL
FORT MORGAN, CO 80701

HOLMES, KYLEE W & CRISTINA L

135 PAYNTER PL
FORT MORGAN, CO 80701

BLEDSOE, CASEY D

130 CANFIELD AVE
FORT MORGAN, CO 80701

JACKSON, TIM D & LINDA K

133 CANFIELD AVE
FORT MORGAN, CO 80701

REAGAN, JAMES

53 CANFIELD AVE
FORT MORGAN, CO 80701

HOPPER, SAMUEL NATHAN & VALERIE THERESA

54 CANFIELD AVE
FORT MORGAN, CO 80701

THOMAS, MONTY A & DIANE L LIVING TRUST

55 CANFIELD AVE
FORT MORGAN, CO 80701

WISSAR, CARLOS A & ADRIANA

56 CANFIELD AVE
FORT MORGAN, CO 80701

PELTON, KELLY &
MUSSMAN, DAMON
57 CANFIELD AVE
FORT MORGAN, CO 80701

FARLEY, JAMES & TERESA

59 CANFIELD DR
FORT MORGAN, CO 80701

MORGAN HEIGHTS WATER & SEWER INC

P O BOX 1183
FORT MORGAN, CO 80701

CITY OF FORT MORGAN

P O BOX 100
FORT MORGAN, CO 80701

MORGAN COUNTY QUALITY WATER DISTRICT

P O BOX 1218
FORT MORGAN, CO 80701

KEMBEL, BRIAN L & KOLLEEN A

19252 CO RD T
FORT MORGAN, CO 80701

KELLER, DAVID W & MICHELE L

17770 CO RD T.5
FORT MORGAN, CO 80701

PINTAIL PROPERTIES LLC

895 KENDALL ST
LAKEWOOD, CO 80214

SMIRKS HOLDING LLC

17590 CO RD T.5
FORT MORGAN, CO 80701

STATE OF COLORADO
BOARD OF LAND COMMISSIONERS
1313 SHERMAN ST - RM 620
DENVER, CO 80203

GAFFNEY, JASON M & KATHRYN G

00010 CARRIE CT
FORT MORGAN, CO 80701

DAHMS, ALAN M & POLLARD TALTON

6 CARRIE CT
FORT MORGAN, CO 80701

BERNHARDT, RANDALL O & CARRIE

1 CARRIE CT
FORT MORGAN, CO 80701

GIVENS, MATTHEW L & MARCI J

3 CARRIE CT
FORT MORGAN, CO 80701

WOLF, ROBERT L

4 CARRIE CT
FORT MORGAN, CO 80701

LAWS, MATTHEW D 2021 GIFTING TRUST

7 CARRIE CT
FORT MORGAN, CO 80701

KALEVA, PAMELA M & EDWIN A

8 CARRIE CT
FORT MORGAN, CO 80701

SCHNEIDER, JEFFREY L

9 CARRIE CT
FORT MORGAN, CO 80701

HOPPER, SAM D II & NANCY M

16649 CARRIE CT
FORT MORGAN, CO 80701

DITTER, LESLIE ELAINE &
MESMER, DAVID TROY
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FORT MORGAN, CO 80701

TOINTON, BRYAN E

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DENVER, CO 80218

MORGAN GAME & FISH CONSERVATION CLUB

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JESS, LYLE & CHRISTI & BLAIR

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FORT MORGAN, CO 80701

MORGAN COUNTY
PLANNING & ZONING
231 ENSIGN ST
P O BOX 596
FORT MORGAN, CO 80701

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MORGAN COUNTY
PLANNING AND ZONING DEPARTMENT

TO REFERRAL AGENCIES:

Century Link
Colorado Parks and Wildlife
Deuel and Snyder Canal
Fort Morgan Fire Department
Morgan County Assessor
Morgan County Communications Center
Morgan County Emergency Management
Morgan Conservation District
Morgan County Quality Water
Morgan County Road and Bridge
Morgan County Rural Electric Association
Morgan County Sheriff Department
Morgan County Weed & Pest Advisory Board
Northeast Colorado Health Department

FROM: Jennafer Santos, Planning & Zoning Technician
231 Ensign St, PO Box 596, Fort Morgan, CO 80701
970-542-3526 / 970-542-3509 fax / jsantos@co.morgan.co.us
DATE: November 21, 2025
RE: Land Use Application–Rezone Application

The following application for a Rezone is submitted to you for review and comments. The application is scheduled to be heard by the Planning Commission on **Monday, December 8, 2025 at 6:00 P.M.** and the Board of County Commissioners on **Tuesday, December 16, 2025 at 9:00 A.M**. **You are encouraged to provide comments to this application by December 3, 2025.** Failure to comment will be viewed as a favorable review.

Applicants and Landowners: Randall and Rhonda Jess
Legal Description: Located in part of Sections 25 and 26, Township 4 North, Range 58, West of the 6th P.M., Morgan County, Colorado.
Request: To rezone (4) parcels from Split Zone (SZ), Moderate Density Residential (MDR), Estate Residential (ER) and Rural Residential (RR) all to Agricultural Production (A).

Sincerely,
Jennafer Santos
Planning & Zoning Technician

NOTICE OF PUBLIC HEARING
MORGAN COUNTY BOARD OF COMMISSIONERS
TUESDAY, DECEMBER 16, 2025 AT 9:00 A.M.
VIRTUAL AND IN PERSON IN THE ASSEMBLY ROOM, MORGAN COUNTY ADMINISTRATIVE BUILDING, 231 ENSIGN, FORT MORGAN, COLORADO

Notice is hereby given that on the date and time above (or as soon as possible following the scheduled time) and at the location above, or at such time and place as this hearing may be adjourned, the Morgan County Board of Commissioners will conduct public hearings on the following proposed **Land Use Application and Amendments to the Morgan County Zoning Regulations:**

1.) **Applicants and Landowners:** Randall and Rhonda Jess
Legal Description: Located in part of Sections 25 and 26, Township 4 North, Range 58, West of the 6th P.M., Morgan County, Colorado.
Request: Rezone (4) parcels from Spit Zone (SZ), Moderate Density Residential (MDR), Estate Residential (ER) and Rural Residential (RR) all to Agricultural Production (A).

2.) **Zoning Amendments related to Electric Motor Vehicle Charging Systems.**

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/85484638154
Join via audio:
+1 719 359 4580 US
Webinar ID: 854 8463 8154

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office, 231 Ensign St., Fort Morgan, Colorado. Twenty-four hours prior to the meeting, the Board of County Commissioners meeting packet is available here: morgancounty.colorado.gov

At time of the meeting an opportunity will be given for presentation of evidence in support of or in opposition to the application.

Nicole Hay

Nicole Hay
Morgan County Planning Administrator

Published in the paper: November 27, 2025
Posted to website: November 26, 2025

For special assistance for the mentioned hearing, please notify us at least 48 hours before the scheduled agenda item. Please call (970) 542-3526 to request any ADA accommodations.

AFFIDAVIT OF PUBLICATION

THE MORGAN COUNTY TIMES

State of Colorado
County of Morgan

I, the undersigned agent, do solemnly swear that **THE MORGAN COUNTY TIMES** is a daily newspaper printed, in whole or in part, and published in the City of Fort Morgan, County of Morgan, State of Colorado, and which has general circulation therein and in parts of Logan and Morgan counties; that said newspaper has been continuously and uninterruptedly published for a period of more than six months next prior to the first publication of the annexed legal notice of advertisement, that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any, amendments thereof, and that said newspaper is a daily newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado; that a copy of each number of said newspaper, in which said notice of advertisement was published, was transmitted by mail or carrier to each of the subscribers of said newspaper, according to the accustomed mode of business in this office.

The annexed legal notice or advertisement was published online **November 26, 2025** and in the regular and entire edition of said daily newspaper once; and that one publication of said notice was in the issue of said newspaper dated **November 27, 2025**.

Melissa Najera
Agent

Subscribed and sworn to before me this 28th day of **November, 2025** in the County of Morgan, State of Colorado.

Shayla Najera
Notary Public

Account # 1052763
Ad # 2144587
Fee $32.13

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031965
MY COMMISSION EXPIRES JULY 31, 2029

NOTICE OF PUBLIC HEARING
MORGAN COUNTY BOARD OF COMMISSIONERS
TUESDAY, DECEMBER 16, 2025 AT 9:00 A.M.
VIRTUAL AND IN PERSON IN THE ASSEMBLY ROOM, MORGAN COUNTY ADMINISTRATIVE BUILDING, 231 ENSIGN, FORT MORGAN, COLORADO

Notice is hereby given that on the date and time above (or as soon as possible following the scheduled time) and at the location above, or at such time and place as this hearing may be adjourned, the Morgan County Board of Commissioners will conduct public hearings on the following proposed Land Use Application and Amendments to the Morgan County Zoning Regulations:

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Legal Description: Located in part of Sections 25 and 26, Township 4 North, Range 58, West of the 6th P.M., Morgan County, Colorado.
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To participate remotely you may connect via Zoom at:
https://us02web.zoom.us/j/85484638154
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At time of the meeting an opportunity will be given for presentation of evidence in support of or in opposition to the application.

/s/Nicole Hay
Nicole Hay
Morgan County Planning Administrator

Published in the paper: November 27, 2025
Posted to website: November 26, 2025

For special assistance for the mentioned hearing, please notify us at least 48 hours before the scheduled agenda item. Please call (970) 542-3526 to request any ADA accommodations

Published: Morgan County Times November 27, 2025-2144587

Bcc sign

The above sign was posted on (date) 11-24-2025, pursuant to the Morgan County Zoning Resolution by (name of applicant) Randy Jess.

Project name and number: RZp2025-0002

Signature of Applicant/Representative: Randy Jess

STATE OF COLORADO)
) ss.
COUNTY OF MORGAN)

LILIANA LOPEZ LOPEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244009382
MY COMMISSION EXPIRES 03/05/2028

Signed before me this date: 11-24-2025

My Commission expires: 03/05/2028

NOTARIZED BY: [signature]

NOTICE OF PUBLIC HEARING ON REZONING
APPLICATION BEFORE THE PLANNING COMMISSION
pplicants and Landowners: Randall and Rhonda Jess
eason:Rezone (4) parcels from Split Zone (SZ), Moderate
ensity Residential (MDR), Estate Residential (ER) and
ural Residential (RR) all to Agricultural Production (A).
ocation of Hearing: 231 Ensign Street,
ort Morgan, CO 80701
ate of Hearing: Monday, December 8, 2025 at 6:00 PM
NOTICE OF PUBLIC HEARING ON LAND USE APPLICATION
BEFORE THE BOARD OF COUNTY COMMISSIONERS
pplicants and Landowners: Randall and Rhonda Jess
eason: Rezone (4) parcels from Split Zone (SZ), Moderate
ensity Residential (MDR), Estate Residential (ER) and
ural Residential (RR) all to Agricultural Production (A).
ocation of Hearing: 231 Ensign Street,
ort Morgan, CO 80701
Date of Hearing: Tuesday, December 16, 2025 at
AM
6309

WELCOME
6309

September 12, 2025

TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION, INC.

Big Sandy to Badger Creek 230 kV Transmission Line Project

Morgan County 1041 Permit Application
for Site Selection and Construction of a Major Facility of a Public Utility

PROJECT NUMBER:
0255602_0000

PROJECT CONTACT:
Rita Ruderman
EMAIL:
[redacted]
PHONE:
[redacted]

POWER ENGINEERS
MEMBER OF WSP

TRI-STATE

September 10, 2025

Nicole Hay, Director
Morgan County Planning and Zoning Department
231 Ensign Street, P.O. Box 596 Fort Morgan, Colorado 80701

Subject: Tri-State Generation and Transmission - Morgan County 1041 Areas and Activities of State Interest Application for the Big Sandy to Badger Creek 230-kV Transmission Project

Dear Ms. Hay:

Tri-State Generation and Transmission Association, Inc. is seeking approval of a 1041 Areas and Activities of State Interest Permit from Morgan County to construct and operate a portion of the Big Sandy to Badger Creek 230-kV Transmission Project (Project) located in Morgan County. Specifically, Tri-State seeks Morgan County Board of County Commissioners' approval of the 1041 Permit to construct, operate, and maintain a single-circuit, 230-kV overhead transmission line along the Proposed Route and associated facilities.

Transmission upgrades are needed in this area to meet the present and future needs of Tri-State's members, which include Morgan County Rural Electric Association. The Big Sandy to Badger Creek line would help improve reliability, allow for connection of new generation, and help close the transmission gap between Colorado and New Mexico. Additionally, the Project will help reduce and/or eliminate the curtailment of generation.

The Project spans approximately 72 miles and extends through portions of Lincoln, Washington, and Morgan Counties in eastern Colorado. The portion of the Proposed Route in Morgan County is approximately 24 miles and, together with the proposed switching station, is the subject of this Application.

Project representatives met with the County on February 27, 2025, for the 1041 Areas and Activities of State Interest Permit Pre-Application Conference, in which Tri-State provided information about the Project and responded to any questions from the County. The Application has been prepared per the requirements outlined in the Morgan County 1041 Regulations.

The requested updates have been added to the Application Narrative, as well as the Application Summary and the requested overview map (attached).

For additional information, please contact me by telephone at [redacted] or by email at [redacted] or contact our environmental consultant, Rita Ruderman with POWER Engineers Inc., by telephone at [redacted] or email at [redacted]

Sincerely,

Izzy Beshouri

Transmission Siting, Permitting & Environmental Planner

P.O. BOX 33695
DENVER, CO 80233-0695
303-452-6111
WWW.TRISTATE.COOP

A Touchstone Energy® Cooperative

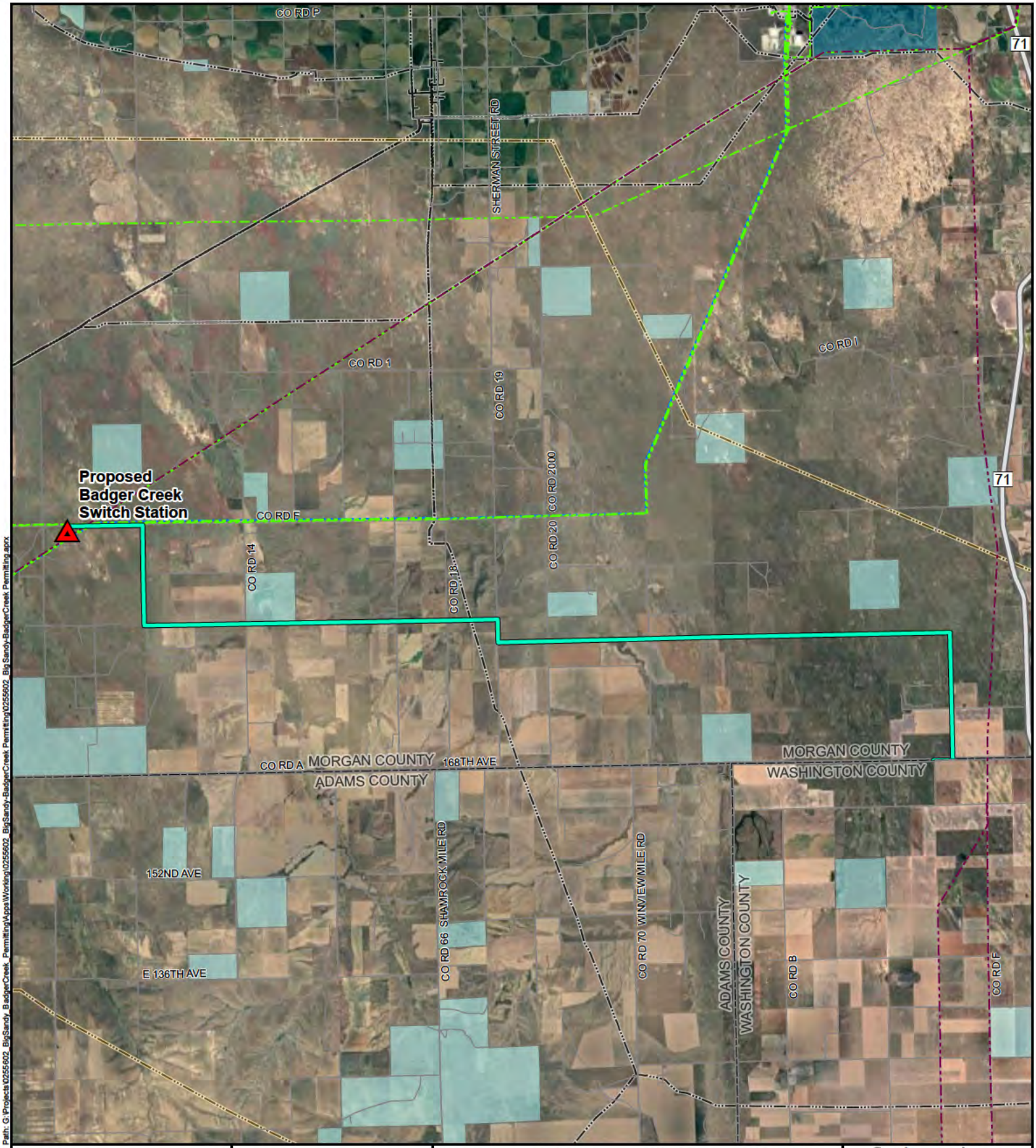
Tri-State Generation and Transmission Association, Inc.
Big Sandy to Badger Creek Transmission Line Project
Project Summary

Tri-State Generation and Transmission Association, Inc. (Tri-State) is proposing to construct approximately 24 miles of new single-circuit 230-kilovolt (kV) transmission line in Morgan County, Colorado. The new transmission line will extend from Tri-State's existing Big Sandy Substation in Lincoln County to a new 230 kV Badger Creek Switching Station in Morgan County. The Big Sandy to Badger Creek Transmission Line Project is proposed to be located in Lincoln, Washington, and Morgan Counties and will cross areas served by Tri-State Member Systems Mountain View Electric Association and Morgan County Rural Electric Association. The Project is being developed to alleviate existing and anticipated transmission constraints, help improve electric reliability, reduce curtailment of generation, and allow for the connection of new generation resources in eastern Colorado. The location of the proposed switching station and preliminary transmission line route are shown on the attached map for your reference.

It is anticipated that construction of the Project will take 12-18 months following receipt of all necessary permits, completion of engineering activities, procurement of materials, and acquisition of easements and other land rights needed for construction. Currently, construction is scheduled to begin in 2027, with the Project scheduled to be in service in early 2028.

Current uses adjacent to the proposed Project facilities will be able to continue mainly unchanged after construction. Following construction, the transmission line will be unmanned. No employees will be on site other than for periodic inspection and any maintenance or repair work. Typical vehicles on site will include pickup trucks and bucket trucks. The transmission line will operate 24 hours per day, 365 days per year.

Tri-State has submitted an application to Morgan County for a Permit to Conduct a Designated Activity of State Interest or to Engage in Development in a Designated Area of State Interest (1041 Permit). A Certificate of Public Convenience and Necessity was received from the Colorado Public Utilities Commission on September 9, 2022, as Decision No. R22-0533.



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PROJECT OVERVIEW MAP

0 1.25 2.5

Miles

POWER ENGINEERS

TRI-STATE

BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

1041 APPLICATION
MORGAN COUNTY, COLORADO

NAD 1983 STATEPLANE COLORADO NORTH FIPS 0501 (US FEET)

1:158,400	1 inch = 2.5 miles
Map Rev: 1	Date: 9/2/2025

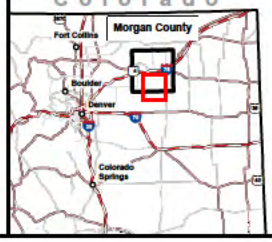
Project Features
- Proposed Badger Creek Switch Station
- Preliminary Preferred Route

Jurisdiction
- State of Colorado
- Local Ownership
- Private

Existing Utility
- 345 kV Transmission
- 230 kV Transmission
- 115 kV Transmission
- Oil Pipeline
- Natural Gas Pipeline

Reference Features
- State Highway
- Local Road
- County Boundary

Colorado



September 2025

TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION, INC.

Big Sandy to Badger Creek 230 kV Transmission Line Project

Morgan County 1041 Permit Application
for Site Selection and Construction of a Major Facility of a Public Utility

PROJECT NUMBER:
0255602_0000

PROJECT CONTACT:
Rita Ruderman
EMAIL:
[redacted]
PHONE:
[redacted]

POWER ENGINEERS
MEMBER OF WSP

EXECUTIVE SUMMARY

Tri-State Generation and Transmission Association, Inc. (Tri-State) hereby submits this application (Application) for a Permit to Conduct a Designated Activity of State Interest or to Engage in Development in a Designated Area of State Interest (1041 Permit) for the portion of its Big Sandy to Badger Creek 230 kilovolt (kV) Transmission Project (Project) located in Morgan County, Colorado. Specifically, Tri-State seeks Morgan County Board of County Commissioners' approval of the 1041 Permit to construct, operate, and maintain a 230 kV, single-circuit overhead transmission line along the Proposed Route and to construct, operate, and maintain the proposed Badger Creek Switching Station. A Certificate of Public Convenience and Necessity was received from the Colorado Public Utilities Commission on September 9, 2022, as Decision No. R22-0533. This Application addresses each requirement of the Morgan County §1041 Regulations.

Project Purpose and Need

There is presently a gap in Tri-State's southeastern Colorado transmission system that limits the ability of its members to deliver power north-south and between geographically diverse regions. The proposed Big Sandy to Badger Creek 230 kV transmission line would help improve reliability, allow for connection to new generation, and close the transmission gap between Colorado and New Mexico. Additionally, the Project will reduce and/or eliminate the curtailment of generation. Transmission upgrades are needed in this area to meet the present and future needs of Tri-State's members. The Project will also assist Tri-State in making progress on its Electric Resource Plan goal to aggressively reduce greenhouse gas emissions by 2030 by accommodating 400 megawatts of new resources in eastern Colorado through new opportunities for interconnection.

Project Overview

Tri-State is proposing to construct, operate, and maintain a new 230 kV single-circuit, overhead electric power transmission line to connect its existing Big Sandy Substation in unincorporated Lincoln County, Colorado to its proposed Badger Creek Switching Station in unincorporated Morgan County, Colorado. The Project spans approximately 72 miles and extends through portions of Lincoln, Washington, and Morgan Counties in Eastern Colorado. The portion of the Proposed Route in Morgan County and the proposed switching station together are the subject of this Application. For the portions of the Proposed Route in Lincoln County and Washington County, Tri-State will complete land use permitting, as required, in those jurisdictions.
Table ES-1 below outlines the Project components, including approved levels of phased operational capacity when in service. **Appendix B** includes the required maps that show the Proposed Route's location.

TABLE ES-1 PROJECT COMPONENTS

SUMMARY OF PROJECT FACILITIES	
3-304(2)(e)(i) Approximate floor space of office building.	
Not applicable; no buildings are proposed.	
3-304(2)(e)(ii) The voltages and lengths of transmission lines.	
Voltage	230 kV, single-circuit
Length of proposed transmission line in Morgan County	24 miles
3-304(2)(e)(iii) Power source and generating capacity.	
Not applicable; no generation source is proposed.	
3-304(2)(e)(iv) The functions and sizes of substations.	
Badger Creek Switching Station	Operates at a single voltage level and does not have transformers that change or "transform" voltage. Provides a connection to the existing electric grid and future generation tie lines. Not direct load serving.
	230 kV switching station
	40-acre site
3-304(2)(e)(v) The diameters and lengths of pipelines.	
Not applicable.	
3-304(2)(e)(vi) The capacities of the storage tanks and types of petroleum derivative to be stored.	
Not applicable.	
3-304(2(vii) Corridor locations.	
Morgan County	The proposed transmission line enters Morgan County from the south, west of State Highway 71. The route continues approximately 2.5 miles north before turning west. The route then travels west for 9.8 miles before reaching County Road 19 and traveling north for 0.5 miles. The route then parallels County Road D for 2.0 miles and continues west for an additional 5.0 miles. The route turns north and continues for 2.0 miles before turning west to parallel County Road F for 1.5 miles before reaching the proposed Badger Creek Switching Station location.
3-304(2)(e)(viii) Service area.	
The Project will improve the state's north-south electric grid and enable future renewable energy development by providing backbone transmission capacity.	
3-304(2)(e) (ix) Resource area (e.g., source of power being generated or transmitted, source of petroleum derivative being transported).	
The Project does not connect to a specific power source. Facilities in Morgan County are part of the larger Tri-State transmission grid to provide additional transmission capacity.	

Transmission Line Routing Study

In early 2024, Tri-State completed a Transmission Line Routing Study (Routing Study), included in **Appendix A**, to identify and evaluate a range of reasonably available and economically feasible transmission line route alternatives to connect the existing Big Sandy Substation and proposed Badger Creek Switching Station. The Routing Study resulted in an analysis of approximately 200 miles of electric transmission line route alternatives that were evaluated based on multiple factors including potential impacts on airport/airstrip airspace; center pivot irrigation systems; oil and gas facilities; electrical system planning; economics; the natural, cultural, and visual environment; regulatory requirements; land use and property ownership concerns; existing transmission corridors; and engineering criteria. Based on these factors and using a comprehensive screening and comparison process, Tri-State selected the Proposed Route from the route alternatives evaluated in the Routing Study.

The Routing Study details the process by which the Proposed Route was selected from the route alternatives identified and evaluated in the Project study area, as shown in **Appendix A**.

Tri-State selected the Proposed Route for permitting because the Proposed Route minimizes potential impacts to existing land use and to visual, natural, and cultural resources, and meets Tri State's engineering requirements. Tri-State will continue to coordinate with landowners to identify adjustments that may be necessary and execute final easements based on site-specific conditions and micro-siting negotiations with impacted landowners.

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ACRONYMS AND ABBREVIATIONS

APEN	Air Pollutant Emissions Notice
Application	Morgan County 1041 Permit Application
BMP	Best Management Practice
County	Morgan County
CPCN	Certificate of Public Convenience and Necessity
CPUC	Colorado Public Utilities Commission
CPW	Colorado Parks and Wildlife
C.R.S.	Colorado Revised Statute
dBA	A-weighted decibel
EMF	electric and magnetic fields
FAA	Federal Aviation Administration
kV	kilovolt
NESC	National Electrical Safety Code
Project	Big Sandy to Badger Creek 230 kV Transmission Line Project
Regulations	Morgan County §1041 Regulations
Routing Study	Transmission Line Routing Study
ROW	right-of-way
SWMP	Stormwater Management Plan
TCA	temporary construction area
Tri-State	Tri-State Generation and Transmission Association, Inc.
USFWS	United States Fish and Wildlife Service

TABLE 1 MORGAN COUNTY 1041 REGULATIONS – SUBMITTAL REQUIREMENTS

REQUIREMENT	LOCATION IN THIS APPLICATION	MORGAN COUNTY GUIDELINES AND REGULATIONS FOR AREAS AND ACTIVITIES OF STATE INTEREST CODE CITATION
1041 Application Form	Page ix	3-304(2)(a)
1. Project Narrative		
a. Project Description	Section 3	3-304(2)(b), 3-305(3)(a), (c)
b. Present Use and Zoning	Section 4	3-304(2)(l)
c. Type of Facility	Section 6	3-304(2)(l)
d. Proposed Development Schedule	Section 7	3-304(2)(f)
e. Hazard and Emergency Procedures		
f. Impacts and Mitigation	Section 8	3-304(2)(g)
g. Alternatives Analysis		
h. Additional Information for Transmission Projects	Section 12 Section 11	3-305(2)(e-h; k; n-o), 3-305(3)(b) 3-305(2)(i-j; l)
i. Compliance with Criteria for Approval	Section 13	3-305(3)(f)
	Section 14	3-306
2. Vicinity Map and Plans	Section 5	3-304(2)(d), 3-305(2)(a; c)
3. Title Information a. Property Owners b. Right-of-Way Agreements c. Mineral Rights Information	Section 9	3-305(2)(b)
4. Development Agreement	Section 9	3-305(2)(m)
5. Other Information	None identified during Pre-Application Conference	3-305(2)(d; p)
6. Application Fees	Submitted with Application	

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1.0 INTRODUCTION

Tri-State Generation and Transmission Association, Inc. (Tri-State) proposes to construct, operate, and maintain a new 230 kilovolt (kV) single-circuit, overhead electric power transmission line to connect its existing Big Sandy Substation in unincorporated Lincoln County, Colorado to the site for its proposed Badger Creek Switching Station in unincorporated Morgan County, Colorado. The Big Sandy to Badger Creek 230 kV Transmission Line Project (Project) spans approximately 72 miles and extends through portions of Lincoln, Washington, and Morgan Counties in Eastern Colorado. Tri-State identified the Proposed Route for the new transmission line after conducting a Transmission Line Routing Study (Routing Study) for the Project in February 2024. Five transmission line route alternatives were identified and evaluated in the Routing Study and included Route Alternatives A, B, C, D, and E. Based on routing criteria and input from landowners, Tri-State selected Route Alternative C as the Proposed Route for permitting with applicable local governments.

Per Morgan County (County) requirements included in its *Morgan County Guidelines and Regulations for Areas and Activities of State Interest* (Morgan County §1041 Regulations [Regulations]), *Chapter 3*, *Article 3, Section 3-305,* prior to constructing the proposed Project, Tri-State is required to obtain a 1041 permit for the Site Selection and Construction of a Major Facility of a Public Utility from the Morgan County Planning Commission. The Project's Proposed Route in Morgan County is the subject of this Morgan County 1041 Permit Application (Application).

This Application presents the following information:

- Section 1.0 – Introduction
- Section 2.0 – 1041 Application
- Section 3.0 – Description of Proposed Facility and Site
- Section 4.0 – Present Use and Zoning
- Section 5.0 – Vicinity Map
- Section 6.0 – Type of Facility
- Section 7.0 – Proposed Development Schedule
- Section 8.0 – Hazard and Emergency Procedures
- Section 9.0 – Title Information and Development Agreement
- Section 10.0 – Maps
- Section 11.0 – Alternatives Considered
- Section 12.0 – Environmental Impact Analysis
- Section 13.0 – Additional Information for Transmission Lines and Substations
- Section 14.0 – Compliance with Approval Criteria
- Section 15.0 – References

1.1 Estimated Project Schedule

Tri-State is seeking to have all land use permits approved in October 2025. Construction is anticipated to begin in July 2027, with facilities anticipated to be in service in March 2028. The construction schedule is contingent on acquiring all necessary land rights and permits.

1.2 Project Activities Prior To Submittal of Application

1.2.1 Coordination with Affected Landowners

Tri-State has conducted a comprehensive landowner outreach program to share Project information with and solicit feedback from impacted landowners. As of February 2025, all landowners impacted by the Project have been contacted and 90% have given permission for Tri-State to enter their properties and conduct engineering surveys. Permission to survey is necessary for preliminary transmission line surveying activities.

1.2.2 Transmission Line Routing Study

In early 2024, Tri-State completed a Routing Study, included in **Appendix A**, to identify and evaluate a range of reasonably available and economically feasible transmission line route alternatives to connect the existing Big Sandy Substation and proposed Badger Creek Switching Station. In the Routing Study, approximately 200 miles of electric transmission line route alternatives were evaluated based on multiple factors including potential impacts on airport/airstrip airspace; center pivot irrigation systems; oil and gas facilities; electrical system planning; economics; the natural, cultural, and visual environment; regulatory requirements; land use and property ownership concerns; existing transmission corridors; and engineering criteria. Based on these factors and using a comprehensive screening and comparison process, Tri-State selected the Proposed Route from the route alternatives evaluated in the Routing Study.

The Routing Study details the process by which the Proposed Route was selected from the route alternatives identified and evaluated in the Project study area, as shown in **Appendix B**.

Tri-State selected the Proposed Route because it minimizes potential impacts to existing land use and to visual, natural, and cultural resources, while meeting Tri-State's engineering standards. Tri-State will continue to coordinate with landowners to identify adjustments that may be necessary and execute final easements based on site-specific conditions and micro-siting negotiations for transmission structure locations.

1.3 Regulatory Framework

Federal, state, and local permits and approvals may be required prior to Project construction. Outreach was conducted with each jurisdiction crossed by the Project to solicit feedback and discuss potential permits that may be required.

Multiple Colorado statutory provisions and local government land use plans and controls apply to the Project, including approval of a Certificate of Public Convenience and Necessity (CPCN) from the Colorado Public Utilities Commission (CPUC); notice, consultation, and permit

approvals from counties and municipalities; and notice to mineral estate owners associated with the proposed Badger Creek Switching Station site.

All necessary land use, environmental, and construction permits, approvals, and authorizations will be obtained prior to the start of and during construction as required.

Tri-State anticipates avoiding impacts to jurisdictional waters of the United States in Morgan County and therefore does not anticipate that the Project facilities in the County will require a Nationwide General Permit #57 or other United States Army Corps of Engineers permits per the Federal Clean Water Act, Section 404.

The regulatory requirements identified by Tri-State are listed in **Table 2**. **Table 2** is intended as a general list of the permits and approvals that may be required for the Project, but other permits or approvals may also be required.

TABLE 2 LAND USE PERMIT REQUIREMENTS AND APPLICABILITY

JURISDICTION	TITLE	ACTION REQUIRING PERMIT/APPROVAL	STATUTORY REFERENCE	APPLICABILITY
CPUC	CPCN	Need for new electrical facility in Colorado	C.R.S. 40-5-101, C.R.S. et seq., and Rule 1303 4 CCR 723-1 and Rules 3002, 3102, and 3206, 4 CCR 723-3	Applicable for entire project
	Notification of Intention to Submit Permit Application for Major Electrical Facilities	Filing permit application for location, construction, or improvement of major electrical or natural gas facilities	C.R.S. 29-20-108	Applicable for entire project
	Government and State Notice Requirements, Mineral Owners	Public hearing by a local government on an application for development	C.R.S. 24-65.5-103	Applicable for entire project
CDPHE	Construction General Stormwater Permit and Stormwater Management Plan	Construction sites that disturb one acre or greater	5 CCR 1002-61	Required for switching station
CDPHE	Land Development APEN	Construction disturbance greater than 25 acres or duration longer than six months	5 CCR 1001-14	Required for switching station
CDOT	Access and Crossing Permits	Crossings of state and federal highways	2 CCR 601-1	Required for transmission line
Colorado State Historic Preservation Office	Determination of Compliance with Historical, Prehistorical, and Archaeological Resources	Potential impacts to historic, prehistoric, and/or archaeological resources	C.R.S. 24-80-401-411 C.R.S. 24-80-1301-13058 CCR 1504-7	Required for entire project
Morgan County	1041 Permit	Proposed development of an activity of state interest (major facility of a public utility) in Morgan County	Guidelines and Regulations for Areas and Activities of State Interest	Required for facilities in Morgan County
Washington County	1041 Permit	Proposed development of transmission line in Washington County	Guidelines and Regulations for Areas and Activities of State Interest	Required for facilities in Washington County
Lincoln County	USR Permit	Proposed development of any use not specifically allowed in a zone district	Lincoln County Zoning Resolution, Article 3, Use by Special Review Procedures, Div. 2	Required for facilities in Lincoln County

Notes: FAA = Federal Aviation Administration; CPCN = Certificate of Public Convenience and Necessity; CPUC = Colorado Public Utilities Commission; C.R.S. = Colorado Revised Statutes; CCR = Code of Colorado Regulations; CDPHE = Colorado Department of Public Health and Environment; APEN = Air Pollutant Emissions Notice; USR = Use by Special Review

2.0 COMPLETED APPLICATION FORM 3-304(2)(B)

A completed 1041 Permit application form is included in this Application following the Executive Summary. The Application fee will be submitted with this Application.

Docusign Envelope ID: F5301603-721E-4AFE-A71D-370384747BDC

EXHIBIT B

MORGAN COUNTY, COLORADO

APPLICATION FOR A PERMIT TO CONDUCT A DESIGNATED ACTIVITY OF STATE INTEREST OR TO ENGAGE IN DEVELOPMENT IN A DESIGNATED AREA OF STATE INTEREST

To: Permit Authority, Morgan County
Re: Big Sandy to Badger Creek 230-kV Transmission Project, as a matter of state interest.
From: Tri-State Generation and Transmission Association, Inc.
(Applicant's Name)

1100 W 116th Ave, Westminster, CO 80234
(Address)

(720) 648-3678
(Telephone)

Date Submitted: _____

Date Received and Accepted as Complete: _____

1. Matter of State Interest.

The applicant requests that a permit be issued for each of the items checked below:

X Site selection and construction of a major facility or public utility.
__ Other

2. Proposed Activity or Development.

General description of the specific activity or development proposed:
See Application Sections 1 and 3

3. General Description.

A general, nonlegal description and the popular name, if any, of the tract of land upon which the activity or development is to be conducted.
See Application Section 3

4. Legal Description.

The legal description, including the acreage, of the tract of land upon which the development or the activity is to be conducted, by metes and bounds or by government survey description: (attach additional sheets if necessary):

See Application Appendix B

Docusign Envelope ID: F5301603-721E-4AFE-A71D-370384747BDC

5. Owners and Interests.

Set out below 'or on separate sheets the names and addresses of those persons holding recorded legal, equitable, contractual and option interests and any other person known to the applicant having an interest in the property described in paragraph 4, above; as well as the nature and extent of those interests for each person, as required in the Guidelines and Regulations *or* Areas and Activities of State Interest of Morgan County for each of the activities or areas checked in paragraph 1 above.' See Application Section 9 and Appendix D

6. Submission Requirements.

Submission requirements described in the Guidelines and Regulations for Areas and Activities of State Interest of Morgan County for each of the activities or areas check ed in paragraph 1 above, are attached to this application. Those attachments are identified, by letter or number, and described by title below: See Application including Submittal Requirements table at front.

7. Design and Performance Standards.

The attached analyses show that each of the design and performance standards set forth in the Regulations for each of the activities or areas checked in paragraph 1 above, will be met. The individual analyses are identified by reference to the appropriate paragraph or section numbers corresponding to each standard in the Regulations. See Application Section 14

8. Additional Information Required.

Attach any additional information required by the Guidelines and Regulations. See Application Section 13

9. Duration of Permit.

The Applicant requests a permit for a period of PERPETUAL years

10. Application Fee.

An application fee accompanies this application. Note: This initial application fee is nonrefundable . The applicant may also be required to pay Morgan County's reasonable costs of processing this application in excess of such fee, including but not limited to costs of consultants, attorneys, copies, long distance telephone, and facsimile transmission expenses. Reimbursement of the County's costs of processing shall be made within 30 days of invoice by the County to the applicant therefor. The Planning Administrator may also require deposit in advance of expenditure for expenditures deemed significant and reasonably likely to be incurred. If the applicant fails to pay the initial application fee or to reimburse or deposit expenses to the County in a timely manner, the County may refuse to process or suspend processing of an application, including refusal to hold hearings or issue permits.

APPLICANT:

Docusign Envelope ID: F5301603-721E-4AFE-A71D-370384747BDC

By: DocuSigned by: H. Steven Gray BE3E53863E7E454

(Name) H. Steven Gray

Senior Manager, Transmission Land Rights & Permitting

(Title)

Docusign Envelope ID: 9BBAC386-6012-4D81-8C42-24F8B2C10856

CONTRACT EXECUTION AUTHORIZATION DELEGATION AGREEMENT

I, H. Steven Gray, hereby acknowledge Tri-State's trust and empowerment in me as a responsible agent for the safeguard and protection of Tri-State's rights, obligations, liabilities, expenditures, and assets. I understand my contract execution authority is limited to the types of contracts designated below:

- Agreements and conveyance documents for private land rights (e.g., license, easement, lease, fee title) where Tri-State is the grantee and the dollar amount is $250,000 or less
- Applications for state and/or federal ROW grants and permits and other similar government submittals
- Ballots, proxies and similar documents related to owner's associations, water districts and other entities in which Tri-State is a voting member based on ownership of land rights
- Crossing licenses, consents to easement, hunting and guiding agreements and temporary access agreements where Tri-State is the grantor or the grantee
- GIS data sharing agreements
- Grants, permits or similar documents providing authorization to use State and federal ROW and/or land for transmission, telecommunication or access purposes, or any combination thereof where the dollar amount is $250,000 or less
- Permit applications and approval documents including local land use, stormwater, right-of-way, crossing, access, subdivision, and exemption

I have read and understand the terms and conditions of and agree to comply with the Contract Execution Program. I further understand that improper use of this authority may result in revocation of authority and disciplinary action up to and including termination of employment.

DocuSigned by:
By: _____ Date: 9/19/2025
BF3F53863F7F454...
Name: H. Steven Gray
Title: Vice President, Land, Water and Environmental Resources

The authority to sign contracts as set forth above is hereby delegated to: H. Steven Gray, Vice President, Land, Water and Environmental Resources.

Tri-State Generation and Transmission Association, Inc.

DocuSigned by:
By: _____ Date: 9/22/2025
56B2DCB5BAD1419...
Name: Duane Highley
Title: Chief Executive Officer

Signature block format for these agreements

Tri-State Generation and Transmission Association, Inc.

By: _____
Name: H. Steven Gray
Title: Vice President, Land, Water and Environmental Resources

Send original to the Records Department and a copy to the Legal Department.

3.0 DESCRIPTION OF PROPOSED FACILITY AND SITE (3-304(2)(B))

This Application addresses only the portion of the Project located within Morgan County. Land use permitting is occurring concurrently with Washington and Lincoln Counties.

Tri-State proposes to construct, operate, and maintain a 230 kV transmission line originating at the existing Big Sandy Substation – located approximately three miles northeast of Limon in Lincoln County – and terminating at the proposed Badger Creek Switching Station – to be located approximately 14 miles southwest of Fort Morgan in Morgan County. Project facilities include the proposed 230 kV single-circuit, overhead transmission line and associated access roads extending through portions of unincorporated Lincoln, Washington, and Morgan counties. The total length of the Proposed Route is approximately 72 miles; 24 miles of which are situated in Morgan County.

3.1 Transmission Line

The proposed transmission line would be constructed on privately-owned land in a proposed 150 to 200-foot right-of-way (ROW), with 75 feet to 100 feet on either side of the centerline. **Figure 1** shows the typical design for the tangent wooden H-frame 230 kV single-circuit transmission structures proposed for the Project. Tangent structures are those that are situated in a straight line. Where the transmission line's route turns, Tri-State will install angle structures, which require larger foundations than tangent structures to support the tension of the transmission line pulling in different directions. Angle structures will be steel structures in concrete foundations. **Figure 2** shows the typical design for the dead-end (angle structures) 230 kV structures proposed for the Project. The structures will include three phase conductors, with insulators, and two "shield" or overhead ground wires, one of which will include fiber optic cables for internal Tri-State communications. Transmission structure heights will range from 50 feet to 100 feet above ground. The structures will be situated approximately 500 feet to 1,200 feet apart depending on topography and site-specific conditions.

3.2 Switching Station

In addition to the proposed transmission line, Tri-State is proposing to site the Badger Creek Switching Station in Morgan County. A switching station is a type of substation that operates at a single voltage level; for this Project, it will be 230 kV. This switching station will be required for routing power between different transmission lines. The station will only switch circuits and will not change voltage. Differently from a substation, the switching station will not have transformers. The proposed switching station is estimated to include a 12.5- to 15-acre facility, with a 4.4-acre fenced-in switchyard.

3.3 Transmission Line and Switching Station Access

Construction access roads will allow construction crews and vehicles to access transmission structure locations and temporary construction areas (TCAs), which are described below. Traffic controls may be required near TCAs during construction to ensure the safety of crews and the traveling public.

Access to the proposed Badger Creek Switching Station will be designed to meet Morgan County road design standards.

Where practicable, existing public roads and private roads will be utilized during Project construction, operation, and maintenance. Some private roads may require improvements and overland access will be used where there aren't existing roads to accommodate construction equipment and long-term maintenance of the transmission line.

Where road improvements are needed, Tri-State will acquire necessary grading, stormwater, and erosion control permits and comply with permit requirements. Tri-State will acquire access easements, as needed, where access routes traverse private property. Some access routes may remain as two-tracks post-construction to maintain access to the transmission line for operation and maintenance activities.

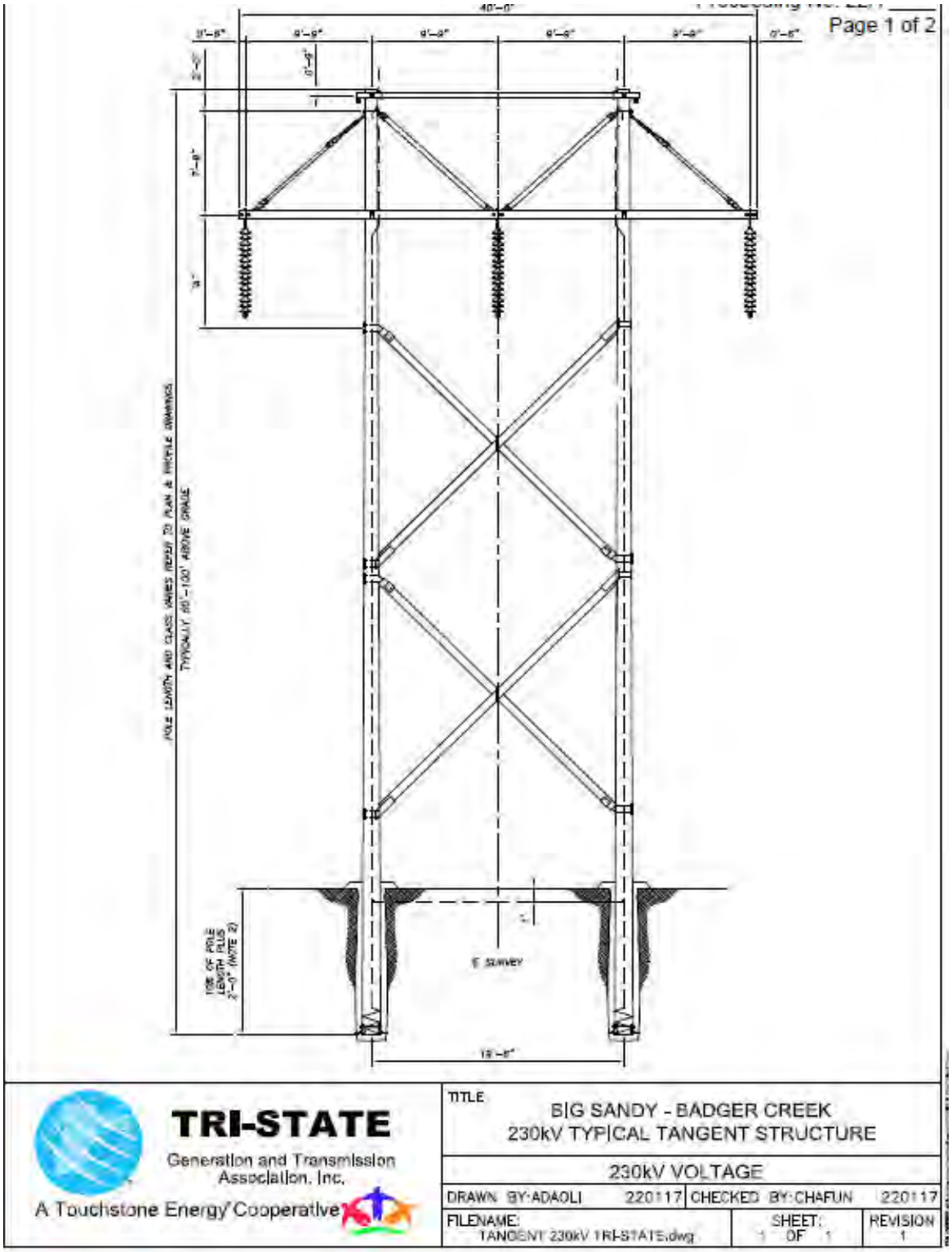

FIGURE 1 PROPOSED 230 KV TANGENT STRUCTURE

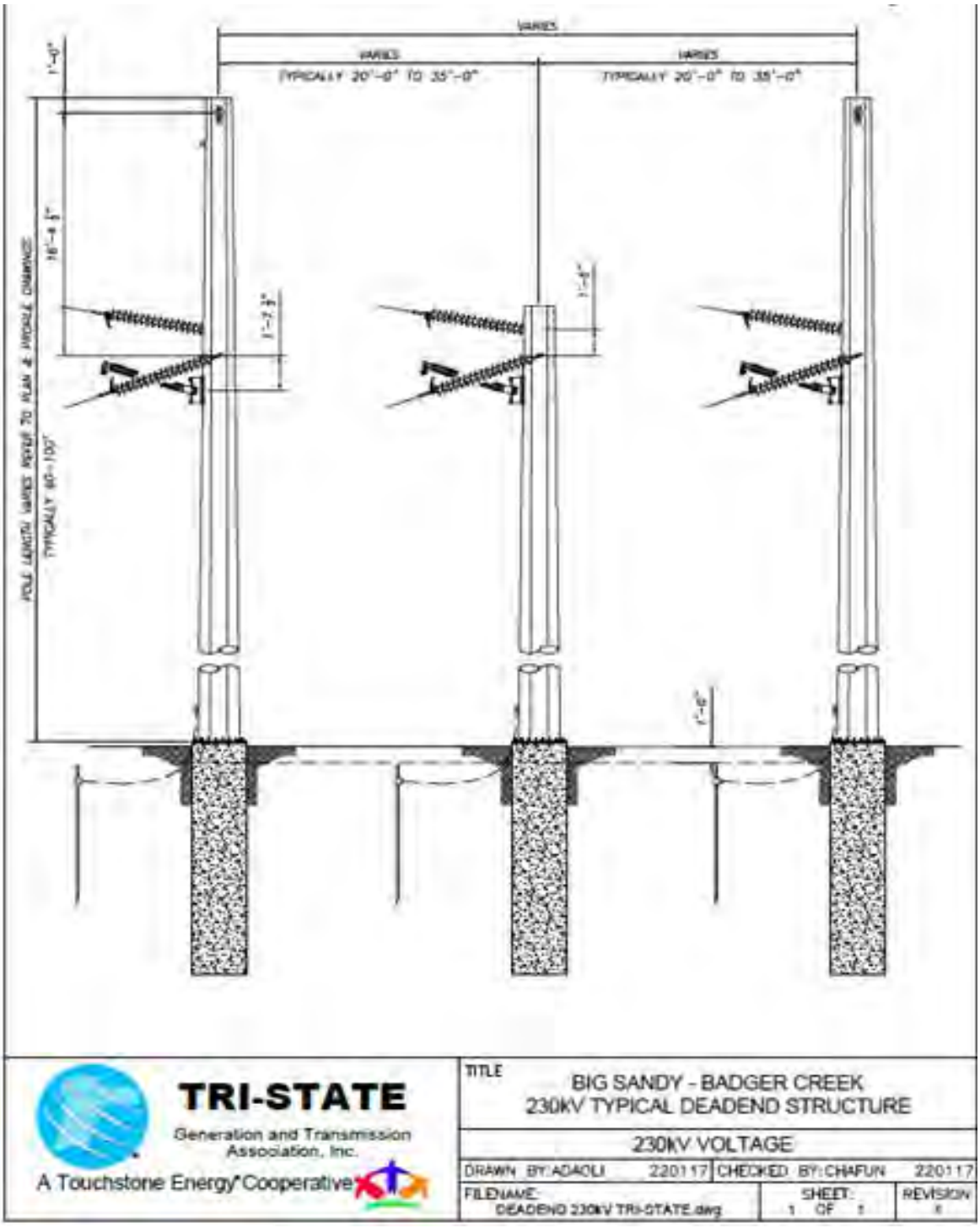

FIGURE 2 PROPOSED 230 KV DEAD-END STRUCTURE

3.4 Temporary Construction Areas

TCAs will be used during construction to stage construction equipment and materials including construction trailers, cranes, and transmission poles. TCAs will be sited to avoid grading for equipment placement and materials storage. TCAs, specifically called pull sites, are also necessary when stringing the conductor wire. Permits will be obtained for TCAs, as required. At the end of construction, all equipment will be removed from the TCAs and the areas will be restored to preconstruction conditions, generally requiring decompaction and seeding.

Final TCA locations will be identified once construction plans are finalized and permitted at that time, if required. Additional details about TCAs are discussed in the following sections. The TCAs will be an approved accessory use for the Project transmission line and switching station in Morgan County. Final TCA locations identified by Tri-State will be reviewed and administratively approved by County staff.

3.4.1 Staging/Laydown Areas

Temporary construction staging and laydown areas will be used for the duration of construction at various locations along the transmission line route, on the switching station parcel, or along access roads. Staging areas will be used to store equipment including construction trailers, multiple storage containers, and other heavy equipment. Water service will not be required at the staging areas as bottled water will be provided. Dumpsters would be provided for construction waste and would be emptied on a regular or as-needed basis. Electrical service may be requested, where available, for construction office trailers. Tri-State will compensate willing landowners for temporary use of staging areas.

3.4.2 Helicopter Landing Zones

Transmission poles may be installed using either cranes or a helicopter. The use of helicopters for aerial pole installation will require temporary landing zones adjacent to the ROW approximately every 15 miles. No improvements to the land would be required for this use, only temporary matting. These zones will likely be approximately 300 feet by 300 feet and the exact locations will be identified during a preliminary site visit closer to construction. Transmission poles may be assembled in the fly yards and transported by helicopter to the location where each pole will be installed.

3.4.3 Conductor Stringing Areas

Installation of the conductor, shield wire, and fiber optic wire will require establishing pulling sites at various intervals along the alignment for equipment setup. Pulling sites are required at specific angles to ensure the conductor wire is pulled in line with the transmission poles, thereby limiting the strain on the poles. The maximum anticipated distance between the pulling sites will be approximately four to six miles for the conductor being used. Pulling sites for the fiber optic wire will be closer together based upon the manufacturer's stringing requirements and may not coincide with the conductor pulling sites. Temporary guard structures will be installed, at a minimum, at all overhead utility crossings, highway crossings, and railroad crossings. All wires will be installed using aerial stringing techniques and none of the wires will be allowed to come into contact with the ground. Installation of the initial pilot line that will eventually lead to pulling

in the wires will be by overland methods. Depending on construction restrictions, helicopters may be used to pull in the pilot line. Once the wires have been installed between the pulling sites, the conductor will be properly tensioned and brought up to the appropriate sag. After sagging, clipping crews will move down the sagged line and clamp the wires in place at each structure location, and the stringing blocks removed. Any additional attachments such as vibration dampers will be installed at this time. Fiber optic wire will also require the installation of splice boxes at various locations. Locations of splice boxes will be as accessible as possible.

3.5 Construction Process

3.5.1 Construction Phases

Construction of the transmission line and switching station is expected to occur in phases that generally include the following: construction access and vegetation clearing, installation of best management practices (BMPs), equipment mobilization and material delivery, foundation construction, transmission structure placement and installation, conductor wire stringing and electrical equipment installation, and clean-up and final grading.

Right-of-Way Clearing and Construction Preparation

Construction access road improvements, and setup of TCAs will be conducted prior to construction of the transmission line and switching station. Proposed access roads will allow construction crews and vehicles to access transmission structure locations, TCAs, and the switching station area.

For structures being installed in active agricultural fields, attempts will be made to minimize crop damage by using the most direct access to the structure site, minimizing the area required for structure installation, and constructing in non-production seasons where possible. In areas for which construction matting has been identified to support construction equipment, mats would be installed immediately prior to construction in that area. Due to the time lags associated between the various construction activities, mats would be removed after the structures have been installed. Temporary access to the site for conductor stringing operations will be by tracked vehicle, light duty trucks, or other approved means.

Transmission Line Construction

Foundation Excavation

Prior to construction and during Project planning and design stages, soil borings are taken to understand the sub-surface conditions where Project facilities will be built. Geotechnical borings are taken using bore drill rigs.

Once the pre-construction preparation work has been completed, work on the transmission lines and work within the switching station will begin. The majority of the transmission line structures will not require foundations. However, at angle structures, foundations will consist of concrete reinforced with steel that can range in diameter and depth based upon the subsurface conditions. Construction crews will begin drilling for transmission structure foundations. It is anticipated that various excavation methods would be required for the foundations. Foundation holes would be drilled with an auger. In areas that have soft soils prone to sloughing, the

excavation may need to be temporarily cased until the structure is installed or the casing may be left permanently. Dewatering methods would need to be employed on excavations having a high water table prior to setting the structure. Reinforced concrete drilled pier foundations typically range from six to nine feet in diameter and are drilled 20 to 40 feet deep. Once construction crews have drilled the hole for the new transmission structure, the foundation is installed, and the hole is backfilled. In the event holes need to be left open overnight, the holes would be covered, flagged, and fenced to protect the safety and welfare of livestock and the public. Switching station foundations are installed in a similar manner which includes excavation followed by pouring the concrete.

Structure Assembly and Installation

Structure assembly would include attaching cross arms, braces, stringing blocks, insulators, and down guys if required. Transmission structures will be placed using either cranes or a helicopter.

Helicopter installation could be used in areas with poor surface access and involves assembling the transmission poles in the material staging area, then transporting the transmission poles by helicopter to installation locations to be lowered into place. Helicopter installation enables access to areas that are difficult for construction vehicles to traverse, minimizes construction impacts such as erosion, and expedites construction. This type of installation improves construction efficiency and helps protect the environment in areas of limited accessibility. Tri-State and the construction contractor will coordinate with the Federal Aviation Administration (FAA) during helicopter operations and obtain all required permits.

The remaining transmission structures will be installed using the traditional crane installation method. Conventional crane installation will involve first hauling the structure pieces to the location, then assembling the transmission structures at the installation locations and setting them with the crane.

Conductor Stringing

Once all the transmission structures are in place, the conductor wire and optical ground wire are strung using a temporary pulley system attached to the insulators. Trucks, heavy equipment, and sometimes helicopters are used in this process. Conductor pulling sites will be located at specific angles to ensure the conductor wire is pulled in line with the transmission structures, remaining in alignment. Temporary guard structures will be installed, at a minimum, at all overhead utility crossings, highway crossings, and railroad crossings. All wires will be installed using aerial stringing techniques and none of the wires will be allowed to come into contact with the ground. Installation of the initial pilot line that will eventually lead to pulling in the wires will be by overland methods. Depending on construction restrictions, helicopters may be used to pull in the pilot line. Once the wires have been installed between the pulling sites, the conductor will be properly tensioned and brought up to the appropriate sag. After sagging, clipping crews will move down the sagged line and clamp the wires in place at each structure location, and the stringing blocks removed. Any additional attachments such as vibration dampers will be installed at this time. Fiber optic wire will also require the installation of splice boxes at various locations. Locations of splice boxes will be as accessible as possible.

Switching Station Construction

Following switching station grading and foundation installation, steel equipment support structures will be erected on-site. Electrical equipment (circuit breakers, bus work, capacitor banks, surge arresters, station service voltage transformers, line traps, insulators, and an electrical equipment enclosure containing control and communication devices) will be installed after the foundations and support structures are in place. Equipment testing and placing in service occurs after construction is complete.

Cleanup, Reclamation, and Revegetation

Trash would be removed from the construction site daily. Any remaining or extra construction materials would be removed from the ROW at the conclusion of construction. Slash piles or woody debris would be disposed of in a manner acceptable to the County and landowner. Spoils left over from the pole excavations will be removed or spread around the site so as not to disrupt existing drainage patterns. Areas disturbed by construction activities would be disked and brought back to the original grade and revegetated with a certified weed-free seed mix. Seed mixes and reclamation would be coordinated with individual landowners.

All temporary work areas and the transmission line ROW will be restored in a manner generally similar to their condition prior to construction and as may be provided for in agreements with landowners. This work may include drain tile and fence repair, rut removal, decompaction, tilling, seeding, and stabilization measures. All areas not needed for ongoing operations and maintenance and not being used for crop production will be reclaimed and/or reseeded as soon as practicable and in coordination with the landowner following construction in a given area. Similarly, restoration of temporary work areas at the switching station site will be completed after construction and final grading is complete. If any loss or damage occurred to crops or other non-restorable property during construction, Tri-State will compensate the landowner for such loss or damages. ROW agents will meet with landowners to learn about site-specific conditions, which may need to be addressed.

3.5.2 Construction Staffing, Vehicles, and Equipment

It is anticipated that one 10-hour shift per day (Monday through Saturday) will be worked during transmission line and switching station construction. The maximum number of construction workers on site at any one time will be approximately 90 workers, with an average of 50-60 workers. Transmission line construction is expected to be completed in phases over the duration of the construction schedule, in total an anticipated period of 10 to 16 months. Badger Creek Switching Station construction is expected to last up to five to seven months. Neither the transmission line nor the switching station will have permanent on-site employees. Upon completion, the Project will be operated and monitored remotely 24 hours per day, seven days per week, 365 days per year to provide safe and reliable electric service. On average, the switching station will be visited one to two times per month for inspections and maintenance. The transmission line will be inspected regularly (at least annually) to look for the following:

- Non-compatible vegetation and hazards within the ROW.
- Equipment needing repair or replacement.
- ROW encroachments, which can be hazardous to safety and reliable operations.
- Anything that might jeopardize the safe, reliable operation of the power line.
- Utilities must visit the ROW for these inspections but visits typically are minimal.

The number of deliveries will vary depending on the phase of construction, with approximately 300 loads of material spread out over three months. During the beginning of construction, contractor mobilization will likely require 40 trucks in seven days. Throughout the rest of the Project, it is anticipated that an average of two to three trucks per day will be utilized during the construction of the transmission line. The impact to local public roads will vary day-by-day as the construction moves along the route. The construction of the switching station will involve mostly personal vehicle trips for construction workers.

Poles, cross arms, bracing, insulators, and the necessary hardware would be staged and delivered to each individual structure site using approved access routes. Deliveries of materials are normally made using flatbed trucks. Owing to the amount of material, multiple deliveries may be required to fully stock the construction site. For material deliveries to structures located near county roads, materials may be offloaded and set along the road ROW out of the ditch line and any travel way. Trucks, heavy equipment, and sometimes helicopters are used to install conductor wire after all transmission structures are erected in an area.

Similar equipment is used for switching station construction and includes a crane, drill rig, concrete truck, boom trucks, trailers, support structures, steel casing, and rebar cages. A staging area on or adjacent to the switching station site will be designated for truck traffic to deliver materials to the switching station; these trips will be approximately once or twice per week. Concrete will be delivered via concrete trucks, and the concrete will be pumped or poured on-site. There will be daily concrete truck deliveries made when the foundations and piers are constructed. There will be multiple deliveries of yard rock and cement required daily at certain stages of construction. To mitigate any potential impacts to local County roads, Traffic Control Plans will be prepared and followed during construction. Traffic could be temporarily stopped or rerouted for activities that affect public safety, such as stringing of conductors across roads. Tri-State will coordinate public safety measures with local and state officials to minimize traffic disruption and to continue to provide for emergency vehicles.

4.0 PRESENT USE AND ZONING

Zoning is shown in the related map in **Appendix B**. **Table 3** describes the present land use and zoning district for the Project's facilities in Morgan County.

TABLE 3 SUMMARY OF PRESENT LAND USE AND ZONING DISTRICT

PROJECT FACILITY IN MORGAN COUNTY	PRESENT LAND USE	PRESENT ZONING DISTRICT
Transmission Line	Grassland Cultivated Crop Pasture	Agriculture (A)
Badger Creek Switching Station	Grassland	Agriculture (A)

5.0 VICINITY MAP (3-304(2)(D)) AND (3-305(2)(A))

The Vicinity Map showing the proposed Badger Creek Switching Station site and transmission line, and the surrounding area is included in this submittal as **Appendix B**. Section 3-304(2)(d) requires details to be shown on the Vicinity Map. **Table 4** below shows what is provided and what is not applicable per the County's Regulations. The figures in **Appendix B** address requirements, as applicable, in Section 3-305(2)(a).

Contact information for the applicant, engineer, surveyor, and consultants is provided below to address the requirement in Section 3-305(2)(a)(iii).

Applicant:
Izzy Beshouri
Transmission Siting, Permitting & Environmental Planner
Tri-State Generation & Transmission Association, Inc.
1100 West 116th Avenue
Westminster, Colorado 80234
[redacted]

Engineers:
Carolyn Kruppenbach
Senior Transmission Line Engineer
Tri-State Generation & Transmission Association, Inc.

Kent Utley
Senior Substation Design Engineer
Tri-State Generation & Transmission Association, Inc.

Surveyors:
Dan Wolken
Senior Survey Project Manager
Tri-State Generation & Transmission Association, Inc.

Consultant:
Rita Ruderman
Project Manager
POWER Engineers, Inc.
3900 South Wadsworth Boulevard, Suite 700
Lakewood, Colorado 80235
[redacted]

TABLE 4 VICINITY MAP DETAILS TO BE SHOWN PER 3-304(2)(D) AND 3-305(2)(A)

REQUIRED PER MORGAN COUNTY §1041 REGULATIONS		APPLICABILITY/LOCATION IN THIS APPLICATION
Section 3-304(2)(d)		
i.	If a power plant is proposed, the area within fifty (50) miles from the site.	Not applicable; no power plant proposed.
ii.	If new transmission lines or pipelines are proposed, provide map showing all existing transmission lines and pipelines for a distance of two miles beyond any reasonable alternative studied.	Applicable for existing transmission lines; shown on **Appendices A and B**.
iii.	For upgrades of existing transmission lines or gas pipelines, provide a map showing all existing transmission lines and pipelines within one mile on either side of the proposed alignment.	Not applicable because the Project is not upgrading an existing transmission line. However, existing transmission lines are depicted on maps in **Appendices A and C**.
iv.	For all other major facilities of a public utility, the area within ten (10) miles of the site if another major facility is proposed.	Applicable for Badger Creek Switching Station, shown on maps in **Appendices A and B**.
Required per 3-305(2)(a)		
i.	The name of the proposed development or use and total number of acres under consideration.	Project name appears on maps in **Appendix B**. • Approximately 40 acres under consideration for Badger Creek Switching Station. • Approximately 582 acres are under consideration for transmission line ROW in Morgan County (calculated as 200-foot ROW for 24 miles of transmission line) • 622 total acres under consideration in Morgan County
ii.	Since all maps and plans may be used for public presentation, the map scale and size should be large enough for effective, presentation and should accurately illustrate the application.	The map scale and size included in **Appendices B and C** will meet this requirement for effective public presentation.
iii.	Name, address, and telephone number of the applicant, designer: engineer, surveyor, and any other consultants of the applicant.	Section 5.0
iv.	Date of preparation, revision box, written scale, graphic scale, and north arrow for each map.	Provided on maps in **Appendix B**.

6.0 TYPE OF FACILITY (3-304(2)(E))

A detailed description of the proposed Project facilities in Morgan County is provided in Section 3.0. **Table 5** below provides a summary of the requested information in Section 3-304(2)(e) of the Morgan County §1041 Regulations.

TABLE 5 SUMMARY OF PROJECT FACILITIES

SUMMARY OF PROJECT FACILITIES	
3-304(2)(e)(i) Approximate floor space of office building.	
Not applicable; no buildings are proposed.	
3-304(2)(e)(ii) The voltages and lengths of transmission lines.	
Voltage	230 kV, single-circuit
Length of proposed transmission line in Morgan County	24 miles
3-304(2)(e)(iii) Power source and generating capacity.	
Not applicable; no generation source is proposed.	
3-304(2)(e)(iv) The functions and sizes of substations.	
Badger Creek Switching Station	Operates at a single voltage level and does not have transformers that change or "transform" voltage. Provides a connection to the existing electric grid and future generation tie lines. Not direct load serving.
	230 kV switching station
	40 acres
3-304(2)(e)(v) The diameters and lengths of pipelines.	
Not applicable.	
3-304(2)(e)(vi) The capacities of the storage tanks and types of petroleum derivative to be stored.	
Not applicable.	
3-304(2(vii) Corridor locations.	
Morgan County	The proposed transmission line enters Morgan County from the south, west of State Highway 71. The route continues approximately 2.5 miles north before turning west. The route then travels west for 9.8 miles before reaching County Road 19 and traveling north for 0.5 miles. The route then parallels County Road D for 2.0 miles and continues west for an additional 5.0 miles. The route turns north and continues for 2.0 miles before turning west to parallel County Road F for 1.5 miles before reaching the proposed Badger Creek Switching Station location.
3-304(2)(e)(viii) Service area.	
The Project will improve the state's north-south electric grid and enable future renewable energy development by providing backbone transmission capacity.	

SUMMARY OF PROJECT FACILITIES
3-304(2)(e) (ix) Resource area (e.g., source of power being generated or transmitted, source of petroleum derivative being transported).
The Project does not connect to a specific power source. Facilities in Morgan County are part of the larger Tri-State transmission grid to provide additional transmission capacity.

7.0 PROPOSED DEVELOPMENT SCHEDULE (3-304(2)(F))

7.1 Employees and Shifts

Table 6 below addresses Section 3-304(2)(f)(i) of the Regulations in providing estimates for the maximum number of employees, number of shifts, and employees per shift during the construction, operation, and maintenance phases of the Project.

TABLE 6 EMPLOYEES AND SHIFTS PER PHASE

PHASE	EMPLOYEES	SHIFTS
Construction	40 to 70	Five to six shifts per week, 10- to 12-hour shifts.
Operations	The site is monitored remotely during operations.	
Maintenance	Five to 15	Dependent upon maintenance cycle. Maintenance is conducted on an annual basis and, in the first few years of operation, usually consists of ground patrol with minimal maintenance required. About two to four weeks of 10-hour shifts per year.

7.2 Future Phases, Extensions, and Relationships to Other Projects

The proposed project, together with the recently constructed Burlington – Lamar 230 kV transmission line and the planned improvements to the existing Burlington – Big Sandy 230 kV transmission line will meet three specific needs of Tri-State and its Utility Members.

1. First, based upon the results of Tri-State's Electric Resource Plan, which models capacity expansion and portfolio optimization for Tri-State's transmission system under several different scenarios, the eastern Colorado transmission system needs to accommodate at least 400 megawatts of new resources by 2030. This Project will avail opportunities for better placement of interconnection facilities and accommodate new generation development.
2. Second, Tri-State has a gap in its transmission system in southeast Colorado. As a jurisdictional transmission provider under the Federal Energy Regulatory Commission, network customers rely on Tri-State's transmission system to "efficiently and economically utilize their Network Resources (as well as other non-designated generation resources) to serve their Network Load." The existing transmission gap limits Tri-State's network customers' ability to deliver power across Tri-State's four-state service area to ensure access to geographically diverse resources.
3. Third, the eastern Colorado transmission system encounters generation curtailments under many prior outage conditions to ensure the reliable operation of the power grid. This is a result of the transmission system having limited to no remaining injection capability under system intact conditions.

The result is a more robust, resilient transmission system in rural Colorado, which is increasingly critical with the growing reliance on renewable energy resources and the potential for future extreme weather events.

7.3 Planning and Permitting Timetable

The following addresses Section 3-304(2)(f)(iii) concerning the timetable for planning and acquiring necessary permits (e.g., federal permits, other state permits, and local government land use and zoning approval). The planning and permitting schedules are shown in **Table 7**. Easements will be negotiated and ROW will be secured prior to construction on a given parcel of private property. For more detailed information on the types of federal, state, and local permits required for the Project, please refer to Section 1.2.

TABLE 7 PLANNING AND PERMITTING SCHEDULE FOR MORGAN COUNTY

PERMIT TYPE AND ACTIVITY	START	COMPLETION
Federal Permitting		
FAA coordination	2026, prior to construction and after final design of the transmission line, if needed	End of construction in 2028.
USFWS coordination	2026, if needed.	End of construction in 2028 if continued consultation is required.
State Permitting		
CPUC CPCN filing	February 2022	September 9, 2022
Initial jurisdictional outreach to state agencies such as Colorado Parks and Wildlife	March 2021	Ongoing through completion of construction, anticipated for 2028.
Submit Morgan County 1041 Permit Application	January 2025	Fall/Winter 2025
Other Morgan County Construction Permitting	Fall/Winter 2026	Spring 2027

7.4 Project Schedule for Construction and Operation

The following addresses Section 3-304(2)(f)(iv) concerning the tentative Project schedule. The construction schedule is contingent on acquiring all necessary land rights, permits, labor, and materials. The estimated in-service date for the Project is the first quarter of 2028.

7.5 Support Facilities

The following addresses Section 3-304(2)(f)(v) to describe support facilities (e.g., pollution control, parking areas, landscaping) to be provided. As described in Section 3.5 of this Application, BMPs and Tri-State's environmental protection measures will be used during construction to control sediment and runoff from work areas (**Appendix F**). Required

construction and waste management procedures will prevent accidental spills or runoff of sediment or contaminants to waterbodies or groundwater.

The Project is not anticipated to generate pollution during operation and maintenance and will not require permanent pollution control equipment. The attached drainage report includes the proposed drainage facility design at Badger Creek Switching Station (**Appendix G**). The site will introduce new impervious area, mainly consisting of a gravel pad and Class 5 road base driveway. The hydrologic/hydraulic analysis of the site utilized guidelines set forth by the Mile High Flood District *Detention Basin Design Workbook* to determine the required water quality capture volume and to design the outlet structure. The drainage design will ensure that discharge from the site will be less than the required 100-year historic discharge rate. The proposed detention pond was designed to provide water quality treatment as well as detain the 100-year storm event while maintaining the required one-foot of freeboard. Civil drawings are attached as **Appendix H**. A Stormwater Management Plan (SWMP) will be created for the Badger Creek site, and stormwater management measures incorporated into the design of the switching station, as necessary.

No public parking spaces are needed for the Project and access drives from nearby roads for construction and maintenance will be incorporated into the transmission line and switching station design. A drive aisle for maintenance trucks and equipment will be located within the Badger Creek Switching Station security fence and surrounding the electrical components. The access drive to the Badger Creek Switching Station will extend from County Road F to the switching station access gate. Vehicles visiting the site for ongoing maintenance operations will be able to pull completely off County Road F onto the access drive. Access to the transmission line structures will be off nearby roads to the transmission line ROW.

Once construction is complete, all areas not needed for operation and maintenance will be reclaimed in a manner generally similar to their condition prior to construction or as may be provided for in agreements with impacted landowners, including by re-seeding in accordance with Tri-State's vegetation management standards. Similarly, switching station site restoration will be completed after construction and the switching station equipment will be enclosed within a seven-foot-tall security fence with one foot of barbed wire.

Section 11.1 of the Application addresses non-structural alternatives as required by Section 3-304(2)(f)(vi) of the Regulations.

8.0 HAZARD AND EMERGENCY PROCEDURES (3-304(2)(G))

8.1 Potential Physical Hazards

The following addresses Section 3-304(2)(g)(i) to describe hazards, if any, of fire, explosion and other dangers to the health, safety, and welfare of employees and the general public.

Transmission lines are built and maintained to meet or exceed safety standards, such as those specified by the National Electrical Safety Code (NESC) and the North American Electric Reliability Corporation. Every effort is made to ensure safety in construction, operation, and maintenance of transmission lines. Transmission lines are designed to withstand extreme weather conditions and protective devices at line terminals stop the electricity flow under abnormal operating circumstances. The transmission structures will be equipped with shield wires above the energized line; this equipment adds to the structure height but also provides protection against lightning strikes.

Tri-State's transmission lines are monitored 24 hours per day, seven days per week for line contact, the term describing when an object comes in contact with the transmission line conductors. If there is an unanticipated event in the line, the line is isolated from the system to protect the public and the line from operating under unsafe conditions. Tri-State's transmission lines are inspected annually to check for line connections and damage. For the safety of the general public, unauthorized personnel are not permitted to enter the switching station site or come in contact with the transmission line conductor wire.

8.2 Potential Environmental Hazards

The following addresses Section 3-304(2)(g)(ii) to describe hazards, if any, of environmental damage and contamination due to materials used at or activities taking place at the proposed facility.

Chemicals that may be used during construction and operation are those found in diesel fuel, gasoline, coolant (ethylene glycol), and lubricants in machinery. Hazardous materials will not be drained onto the ground or into streams or drainage areas. Enclosed containment will be provided for trash disposal. Construction waste, including trash and litter, garbage, other solid waste, petroleum products, and other potentially hazardous materials, will be removed and taken to a disposal facility authorized to accept such materials.

Construction, operation, and maintenance activities will comply with applicable federal, state, and local laws and regulations regarding the use of hazardous substances. Construction activities will be performed using methods that prevent entrance or accidental spillage of solid matter, contaminants, debris, and other pollutants and wastes into flowing streams or dry watercourses, lakes, and underground water sources. Project activities will follow environmental protection measures, included as **Appendix F**, for the management of wastes to avoid and minimize effects from potential spills or other releases to the environment.

Short-term, temporary increases in fugitive dust and construction equipment exhaust (fumes) are anticipated during construction activities. These are not expected to cause a public nuisance, and a water truck will be utilized for dust suppression as needed. Switching station

and transmission line operations will not require on-site staff and will be monitored remotely. Visits from personnel will be limited to emergencies or maintenance and inspection activities. As a result, increased dust or exhaust are not expected during normal operations.

8.3 Emergency Procedures

The following addresses Section 3-304(2)(g)(iii) to describe emergency procedures to be used in the event of fire, explosion or other event, which may endanger the public health, safety, and welfare.

Tri-State's facilities are designed, constructed, operated, and maintained to meet or exceed all applicable Institute of Electrical and Electronics Engineers requirements and accepted industry standards and practices, including Institute of Electrical and Electronics Engineers 979, *Guide for Substation Fire Protection*. All applicable fire laws and regulations, as outlined in Colorado Revised Statute (C.R.S.) §31-15-601, will be observed during construction, operation, and maintenance of the Project transmission line. Fires along transmission lines are very rare. Tri-State's switching stations and transmission lines are monitored and controlled remotely from an operations center where event response is coordinated. In the rare event of an emergency, Tri-State will likely be aware of a problem on the transmission line before the general public or emergency responders. Nevertheless, the public is encouraged to contact Tri-State's dispatch number in the event of an emergency involving the transmission line: 800-230-6180. Unauthorized personnel, including emergency responders, should not approach the facilities and should not touch the electric lines or anyone or anything in contact with them. In the event of an outage, the affected equipment is immediately de-energized by the breaker equipment and Tri-State personnel are dispatched to the site. Tri-State personnel receive safety training for emergency situations related to high-voltage electrical equipment. Tri-State also coordinates closely with local fire departments and first responders and consults with them to discuss any concerns within their response area.

An evacuation plan is not warranted because the proposed transmission line will be situated in agricultural fields in a sparsely populated area with no residences within 0.25 miles of the Proposed Route. Additionally, unlike substations that include transformers containing large quantities of insulating oil, the proposed transmission line will not include oil that could be lost due to a large spill caused by equipment failure or from a lightning strike. Additionally, the proposed switching station also will not include power transformers.

In the event that extreme weather conditions, including heat, cold, severe thunderstorms, and/or high wind events cause the transmission line to fail or cause the transmission structures to be damaged, Tri-State will mobilize inspection crews to the site as soon as it is safe to do so to determine the extent of the damage and begin clean-up operations, if necessary. Tri-State will inform the general public of the cause of the line failure and work to restore power as soon as possible.

8.4 Natural Hazards and Mitigation

The following addresses Section 3-304(2)(g)(iv) to describe any prevalent natural hazards that will affect or be affected by development, and to describe mitigating measures to be taken to reduce danger due to such natural hazards.

Tri-State's electric facilities, including transmission line structures, are specifically designed for the locations where they are placed. Geotechnical studies are conducted for both transmission line structures and switching stations to identify subsurface conditions and determine foundation specifications. Transmission lines are structurally designed according to the NESC, which incorporates standards from the American Society of Civil Engineers on structural loading. The NESC requires structures more than 60 feet tall to be able to resist the loading from various ice and wind scenarios.

The base design wind speed for eastern Colorado is 90 miles per hour. This wind speed is part of an equation that also considers terrain, span length between transmission structures, and transmission structure height to produce an overall wind pressure applied to the wires and the transmission line structure. In addition, the design scenario considers how the structural capacity of a transmission structure is affected by the icing conditions on the wire. The weight of the ice increases the tension in the wires and therefore the loading on the transmission structure. The result of this design scenario is that transmission lines typically have additional structural capacity for much higher wind speeds than the NESC requires after accounting conservatively for icing conditions.

9.0 TITLE INFORMATION AND DEVELOPMENT AGREEMENT (3-305(2)(B)) AND (3-305(2)(M))

9.1 Surface Property Owners

Appendix D lists the names and addresses available in Morgan County's Assessor's database of all surface owners within 500 feet of the proposed transmission line centerline.

9.2 Plans for Legal Access

Tri-State will purchase all of the necessary land rights along the proposed transmission line route once land use permitting is complete. Tri-State has received permission to survey for 90% of affected landowners at the time of this Application submittal. Landowner negotiations will include securing an option for a permanent non-exclusive easement for the 150- to 200-foot-wide ROW of the transmission line as well as permanent and temporary easements required for access and TCAs during and after construction. Once land surveying, final engineering design, and permitting are complete, Tri-State will exercise the options and record the final easements. Construction of the transmission line in Morgan County will not begin until all land rights in Morgan County have been acquired.

9.3 Property Interest Physically Disturbed or Crossed by the Project

Tri-State has all title commitments along the proposed transmission line route in Morgan County. Given the nature of the Project, Tri-State has submitted a request for waiver as part of this Application. The request for waiver is included in **Appendix E**.

9.4 Mineral Rights Crossed

The proposed Project transmission line and structures are exempt from the requirement to identify owners of mineral interests per Section 3-305(2)(b)(iv). The state statute commonly known as "The Surface Development Notification Act" (C.R.S. 24-65.5-101 et seq.) provides that not less than 30 days before the date scheduled for the initial public hearing by a local government on an application for development, the applicant must send a notice of that hearing by certified mail to mineral estate owners (owners or lessees of the mineral estate under the property which is the subject of the application). Pursuant to the Act, the definition of an "Application for Development" covers a wide range of surface development land use approvals, but certain named development activities are specifically exempt from that definition. One exemption includes applications with respect to utility electric lines, which includes Tri-State's transmission lines. Thus, due to the nature and scope of the Project, the transmission line is exempt from the statutory mineral estate owner mailing notification requirements.

Mineral rights owners for the proposed Badger Creek Switching Station site are listed in **Appendix D**. Tri-State will notify any owner or lessee of a mineral estate underneath the switching station property not less than 30 days before the initial public hearing for this Application pursuant to C.R.S. 24-65.5-103.

9.5 Development Agreement

The transmission line will not require the use of community services or facilities beyond what is currently available; therefore, no new or upgraded public services or facilities are anticipated to be needed to serve the Project in Morgan County. In the rare event that new facilities are required, Tri-State will work with Morgan County to enter into a mutually agreeable Development Agreement for the Project as required by 3-305(2)(m).

10.0 MAPS (3-305(2)(C) AND (3)(B))

The following addresses Sections 3-305(2)(c) and (3)(b), which describe the maps required in this Application. **Table 8** below shows where each of the required maps can be found in this Application.

TABLE 8 MAPS TO BE INCLUDED PER MORGAN COUNTY §1041 REGULATIONS

Required per 3-305(2)(c)	Location in this Application
(i) Map delineating study area and describe how the study area was determined.	Appendix A
(ii) Map showing all special districts (school, fire, water, sanitation, etc.) within the study area.	Appendix B
(iii) Map or narrative delineating the area within the study area where the physical and socio-economic environment is likely to be affected, beneficially or adversely, by the site selection and construction of the proposed facility.	Appendix A and Section 12.0
Required per 3-305(3)(b)	**Location in this Application**
(ii) Information regarding other utility facilities. (a) A map showing each existing major facility of a public utility within the County of the type proposed for development. (b) The design capacity of each such facility, the excess capacity of each such facility, and the percentage of capacity at which each such facility operates. (c) Whether present facilities can be upgraded to adequately accommodate a ten (10) year projected increase in demand for services to be offered by the proposed project.	Other utilities are shown on maps in Appendix A: Existing Electric Infrastructure and Oil and Gas Resource Maps. The Project is a backbone transmission system that will connect generation sources in eastern Colorado to demand throughout Colorado; as such, this Application does not address capacity or demand for utility services because no new generation sources are proposed as part of the Project.

11.0 ALTERNATE CONSIDERED (3-305(2))

The following sections meet the requirements outlined in the Morgan County §1041 Regulations 3-305(2)(b)(i), (j), and (l). As described in Section 12.0 of this Application, potential impacts from the Project will be mitigated and are not significant. Therefore, less environmentally damaging alternatives have not been identified, consistent with Section 3-305(3)(b)(viii).

11.1 Analysis of Non-Structural Alternatives

This following addresses Section 3-305(2)(i) for an analysis of non-structural alternatives to the Project such as conservation of energy use, no development, or management (different scheduling, conservation programs, facility design, land trades etc.), if applicable.

The purpose of the Project is to create a network transmission system that can integrate new generation resources needed to meet Colorado's clean energy goals. The existing infrastructure is not adequate to meet demand. Therefore, no non-structural alternatives are viable.

11.2 Analysis of Structural Alternatives

The following addresses Section 3-305(2)(j) for an analysis of structural alternatives to the Project such as alternate locations and routes, alternative types of facilities, use of existing ROWs, joint use of ROWs with other utilities, and upgrading of existing facilities.

Tri-State conducted a Routing Study for the Project in February 2024. The Routing Study documented the process utilized to identify and evaluate a range of reasonable and feasible transmission line route alternatives for the Project's transmission line. The Routing Study did not identify specific construction-related components, such as laydown/staging yards, access routes, and haul routes. The Routing Study is included in **Appendix A** and provides an alternatives analysis to address this requirement.

11.3 Design Alternatives

The following addresses Section 3-305(2)(l) for an analysis of design alternatives concerning access, landscaping, architectural controls and so forth.

Given the relatively small area that will be occupied by the transmission structures and the switching station, and the minimal anticipated visual impact, landscaping is not proposed as part of the Project. The line will be constructed with single circuit, wooden H-frame structures with self-supporting steel structures installed at line angles. Galvanized steel is planned to be used for the three-pole angle structures. Access to the transmission structures from nearby Interstate 70, U.S. Highways, and state and local roads will be confirmed prior to construction.

12.0 ENVIRONMENTAL IMPACT ANALYSIS (3-305(2) AND (3))

The sections that follow address multiple subsections in both 3-305(2) and 3-305(3) that relate to potential impacts from construction and operation of the Project in Morgan County and describe proposed mitigation measures, as applicable. In general, each of the subsections addresses the requirements listed in **Table 9**.

TABLE 9 INFORMATION TO BE INCLUDED PER 3-305(2) AND (3)

REQUIRED PER MORGAN COUNTY §1041 REGULATIONS	LOCATION IN THIS APPLICATION
Section 3-305(2)	
e) Summarization of major natural and socio-economic environmental constraints as they affect the site selection and construction of the facility as proposed.	Sections 12 including 12.1 and 12.2; Appendix A
f) Summarization of the effects of the proposed site selection and construction upon the natural and socio-economic environment of the impact area as applicable to submission requirements. Included should be an analysis of impacts upon agricultural productivity and agricultural resources and upon vested water rights.	Section 12 including 12.1
k) Analysis of air and water pollution impacts and control alternatives.	Sections 12.3 and 12.4, respectively
n) Analysis of hydrologic, atmospheric, geologic, pedologic, biotic, visual, and noise impacts.	Sections 12.3 through 12.8
o) Surface and subsurface drainage analysis.	Section 12.4
Section 3-305(3)(b)	
iii. Land use: a. Describe the relationship of the project to local land use policies and comprehensive plans and to policies and plans adopted or under preparation by federal, state, regional or other affected local governmental agencies. b. Detail the agricultural productivity capability of the land affected by the proposal (SCS classification). c. Specify how the proposed development will utilize existing easements or rights of way for any associated distribution or collector networks.	Sections 12.1 and 12.9

REQUIRED PER MORGAN COUNTY §1041 REGULATIONS	LOCATION IN THIS APPLICATION
iii. Water resources: a. On the map of the base area, or another appropriate map, indicate any flood plain associated with the proposal. Documentation of the historical flooding activity should be included. Detail potential, adverse impacts related to the associated floodplain. b. Describe the potential adverse effects of the proposal upon plant and animal life dependent upon the water resources in question. c. Describe proposed sewage treatment facilities and nonpoint source controls. d. Describe pollutant loads (point and non-point sources) expected directly from the development. Specify seasonal variations. e. Describe the proposed water system, including: i. Source of supply, volume, and rate of flow at full development. ii. Water Rights owned or utilized. iii. Proposed points of diversion and changes of points of diversion. iv. Volume of stream flow to remain unused between points of diversion. v. Dependability of supply (physical and legal). vi. Effects on downstream users.	Section 12.4; Section 12.12 notes that no sewage treatment or water systems are proposed; Section 12.6 addresses plant and animal life including those dependent on available water.
iv. Air quality. a. Detail how many average daily trips will be generated by the proposal. b. Describe atmospheric and meteorologic conditions in the impact area, and the background ambient air quality (TSP, S02, HC, CO, NOx, 03, etc.). c. Describe pollutant outputs anticipated from the development and mitigation strategies.	Section 12.3
v. Significant environmentally sensitive factors: a. Identify and locate on a map of appropriate scale the juxtaposition of any of the following features present in the proposed development or activity and its vicinity and detail the potential impact of the proposal upon each feature. i. Marshlands and wetlands. ii. Ground water recharge areas. iii. Potential natural hazards. iv. Forests and woodlands. v. Critical wildlife habitat. vi. Public outdoor recreation areas. vii. Unique areas of geologic, historic, or archeological importance.	Section 12

REQUIRED PER MORGAN COUNTY §1041 REGULATIONS	LOCATION IN THIS APPLICATION
vi. Visual aesthetics and nuisance factors: a. Identify any significant deterioration of existing natural aesthetics, creation of visual bright, noise pollution or obnoxious odors which may stem from the proposal. b. Where significant, map or describe area within view of project. c. Describe proposed mitigation strategy.	Section 12.7
vii. Transportation impacts: a. Describe what impacts the proposal will have upon transportation patterns in the area intended to be served or affected by the proposal. b. Describe the potential impact on roads within the County. c. Identify improvements required to any roads within the County in order to serve the project adequately.	Section 12.11

12.1 Agricultural Resources and Productivity, Vested Water Rights

Land occupied by the Badger Creek Switching Station and transmission line structure foundations will be removed from current agricultural land use. After construction activities are completed, the land around and between the transmission line structures can continue to be used for agriculture. Tri-State will coordinate with landowners regarding the placement of Project facilities on properties enrolled in the Conservation Reserve Program. Areas disturbed during construction of the Project will be restored in a manner generally similar to preconstruction conditions in coordination with the landowners and their current land uses.

The Project will not cause a significant impact in the immediate area in Morgan County. Current uses adjacent to the Project facilities will be able to continue mainly unchanged after construction, thereby preserving desirable community and rural land use patterns. Following construction, agricultural activities along the transmission line route can continue outside of the small area occupied by the transmission structures and the Badger Creek Switching Station footprint.

Water used for dust suppression along access roads and for mixing concrete for transmission structure foundations and switching station foundations will be acquired from commercial and/or municipal sources holding valid water rights. No long-term use of water will be required for the Project. No new water rights will be required for the Project's construction, operation, and maintenance activities.

12.2 Physical and Socio-Economic Development

According to the United States Census Bureau, Morgan County had a total estimated population of 29,111 in 2020. This is an increase of approximately 3% for Morgan County since the 2010 Census.

The Project will deliver economic benefits to rural communities across eastern and southern Colorado, including Morgan County, over the short-term. During construction, revenue may increase for some local businesses such as restaurants, gas stations, grocery stores, hotels, as

well as other local businesses. Existing businesses, health care facilities, and social services are adequate to support the Project due to the small size of the construction crew and temporary nature of the construction activities.

Once the Project is constructed, it may indirectly facilitate job creation and additional tax revenue by availing more opportunities for placement of interconnection facilities. As a result, renewable energy developers will have the opportunity to build projects that otherwise were infeasible due to transmission constraints. These energy generation projects may provide other additional economic development through increasing employment opportunities associated with construction and thereby local sales and use tax revenues, as well as payments to affected landowners for obtaining easements on private properties.

12.3 Air Quality

Morgan County is in attainment with National Ambient Air Quality Standards for all criteria pollutants (USEPA 2022). Criteria pollutants include ozone, particulate matter, carbon monoxide, nitrogen oxides, sulfur dioxide, and lead.

Construction activities associated with the Project will generate less than significant amounts of particulate matter from soil disturbances and diesel-powered equipment, and less than significant amounts of carbon monoxide and the precursor pollutants to ozone formation from tailpipe emissions. The short-term effects are not expected to cause a public nuisance. If a nuisance arises during construction, the nuisance will be mitigated in coordination with Morgan County.

It is anticipated that an average of two to three trucks per day will be utilized during construction of the transmission line, with more deliveries anticipated in the first week of construction mobilization. The impact to local roads will vary by phase of construction. The construction of the Badger Creek Switching Station will involve mostly personal vehicle trips for construction workers of 10 to 12 trips per day. There will be daily concrete truck deliveries made when the foundations and piers are constructed. There will be multiple deliveries of yard rock (up to 100 per day) and cement (up to 20 per day) required at certain stages of construction. Water trucks will be utilized during construction activities to suppress dust from vehicles and equipment, as necessary.

There will be no long-term air quality effects associated with the routine operation and maintenance of the transmission line and switching station in Morgan County. During operation, the Project will not generate trips in excess of those currently experienced as the transmission line and Badger Creek Switching Station facilities represent a passive use and will not be staffed. The transmission line and switching station will not require on-site staff and will be monitored remotely. Visits from personnel will be limited to emergencies or maintenance and inspection activities and increased fumes, exhaust, and dust during operation is not expected.

12.4 Water Resources

Wetlands, floodplains, rivers/streams, marshes, and other surface water features are shown on the maps in **Appendix B**.

In Morgan County, the Project will not be expected to have significant, adverse impacts on surface water or groundwater resources. Badger Creek and Sand Arroyo Creek floodplains will be crossed by the Proposed Route. Appropriate Best Management Practices (BMPs) will be implemented to minimize effects on both floodplains. The Proposed Route will cross two creeks, which can be spanned by the transmission line. The Proposed Route will also cross seven wetlands, which the transmission line will span.

Prior to commencing construction activities, Tri-State will coordinate with applicable state and federal agencies to obtain permits and implement BMPs to minimize impacts to water resources and water quality. Specifically, Tri-State will obtain Colorado Discharge Permit System coverage from CDPHE for stormwater discharges associated with construction activities. Tri-State will also consult with the owners and/or operators of irrigation canals and water wells for locations where the proposed transmission line crosses or parallels these facilities. Tri-State will acquire all necessary United States Army Corps of Engineers permits for temporary or permanent impacts to wetlands and conduct wetland delineations, as needed, to determine if wetlands may be present in and around proposed transmission structure locations, work sites, and/or along access roads needed for construction, operation, and maintenance activities.

Prior to commencing Project construction activities, Tri-State will also conduct geotechnical investigations to determine the location of and depth to groundwater resources to avoid and/or minimize impacts to these resources.

Minimal amounts of water will be used during Project construction. Water for construction purposes, including mixing concrete for transmission structure foundations and spraying access roads and work areas for dust control, will be brought in from off-site sources by a construction water provider. The source of the construction water will be from a private well owned by the construction water company or from other commercial sources or a municipality. No existing water rights will be impacted by the Project transmission line. If water is needed for revegetation around transmission structures or temporary access roads, the construction water provider will supply the water. During construction activities, it is unlikely the Project will affect groundwater. No water wells will be drilled for the Project. Excavations for transmission structures may contact very shallow groundwater; however, the groundwater contact will be unlikely to adversely impact this resource because of erosion control measures that will be implemented during construction.

No water will be required for the ongoing operation or maintenance of the transmission line or switching station.

12.5 Geological Resources

Project facilities will be located in areas mapped as gravel, alluvium, and eolian deposits. A geotechnical study based on soil borings at the Badger Creek Switching Station site and along the length of the transmission line will be conducted for the Project. Engineers will use this study to determine the size and type of foundations needed to support switching station equipment and transmission line structures as well as soil resistivity. The Project will traverse two floodplains: Badger Creek floodplain and Sand Arroyo Creek floodplain. Appropriate BMPs will be implemented to minimize potential impacts to both areas. A Phase I Environmental Site Assessment will be completed for the proposed Badger Creek Switching Station site and will include a review of historical resources and regulatory records, as well as interviews with

persons with knowledge of the site's previous land uses and a site reconnaissance visit, to confirm there are no recognized environmental conditions attributable to historical uses of the Badger Creek Switching Station development area.

12.6 Biological Resources

A desktop analysis of the portion of the Project within Morgan County was completed to characterize the environmental setting of the Project and evaluate the potential for occurrence of special-status species based on available habitat data. The analysis included the transmission line route plus a one-mile buffer. The one-mile buffer also included the Badger Creek Switching Station. The one-mile buffer was used to evaluate biological resources that could be influenced by Project construction or operation (e.g., raptor nests). To assess the potential for occurrence of special-status species within the County, the following publicly available information was reviewed:

- Google Earth Aerial Imagery (Google 2022)
- National Land Cover Database (NLCD 2019)
- USFWS Information for Planning and Consultation online tool (USFWS 2022b)
- USFWS Critical Habitat Portal (USFWS 2022c)
- Colorado Parks and Wildlife (CPW) Species Activity Mapping Data (CPW 2022a)
- CPW State Species List (CPW 2022b)
- Online species profiles and distribution information (CPW 2022c)

Ground-based raptor nest surveys and aerial raptor nest surveys will be conducted before construction to identify potentially active eagle and other raptor nests within 0.5 miles of the proposed transmission line route and the Badger Creek Switching Station.

Tri-State is in the process of coordinating with CPW staff to identify sensitive habitats and species of concern that have the potential to occur in the Project area.

12.6.1 Management Areas and Priority Habitat

Federal, state, and local agencies designate areas to help conserve habitats critical to migratory birds and other sensitive species (e.g., National Wildlife Refuges, National Grasslands, state parks, and state wildlife areas). There are no federally or state-managed conservation areas within one mile of the proposed Project facilities in Morgan County. In addition, no USFWS-designated Critical Habitat is mapped in the Project area (USFWS 2022c).

Beyond these priority habitats, the Project will avoid or minimize impacts to habitat to the extent practicable. Impacts to most vegetation will be temporary and limited to the 150- to 200-foot-wide ROW and TCAs. Measures will be implemented to minimize the spread of noxious weeds in the ROW. To avoid or minimize impacts to aquatic habitat within the ROW, surface waters, riparian areas, and wetlands will be spanned as practicable. The Project will adhere to environmental protection measures and erosion control measures outlined in the prospective SWMP.

12.6.2 Wildlife

Threatened and Endangered Species

In Morgan County, the Proposed Route does not cross critical habitat for threatened and endangered species or big game winter range. Thus, impacts to such species and big game wildlife are not anticipated in conjunction with the Project's construction, operation, and maintenance activities.

Threatened (T) and endangered (E) species that may be present near the Proposed Route include the eastern black rail (T), piping plover (T), whooping crane (E), monarch butterfly (potentially threatened), Suckley's cuckoo bumble bee (potentially endangered), western regal fritillary (potentially threatened), Utes ladies'-tresses (T), western prairie fringed orchid (T), and pallid sturgeon (E). Bald and/or golden eagles also may be present near the Proposed Route (USFWS 2022). Tri-State will implement measures to avoid or minimize impacts to potential habitat for these species. These measures may include but are not limited to timing construction to avoid periods during which these species may be present in and/or near the vicinity of the Proposed Route.

Migratory Birds and Raptors

Near the Proposed Route, 13 species of migratory birds and raptors include bald eagle, broad-tailed hummingbird, chestnut-collared longspur, chimney swift, ferruginous hawk, golden eagle, grasshopper sparrow, long-billed curlew, long-eared owl, mountain plover, northern harrier, red-headed woodpecker, and thick-billed longspur (USFWS 2022). Prior to commencing Project construction activities, Tri-State will conduct presence/absence surveys for migratory birds and raptors. Project construction activities will be timed to avoid nesting season, which extends from April 15 to September 1, to the extent practicable.

Common Wildlife Species

Potential impacts to common wildlife species would primarily be associated with temporary disturbance from construction activities within the ROW. In addition, increased noise and equipment movement during construction may temporarily impact wildlife species. These impacts are considered short-term in duration and normal wildlife movements would be expected to resume after construction has been completed and disturbed areas have been restored to preconstruction conditions.

In summary, sensitive natural resources were considered in identifying the locations for the transmission line and switching station to minimize potential impacts. Impacts to wetlands will be avoided or minimized by careful placement of the switching station and transmission structures. Transmission structures are sited in locations that will avoid conflicts with irrigation equipment and its operation to the extent practicable. Impacts to rivers and streams will be avoided or minimized by placing transmission structures outside the waterway and spanning the waterbody. Locations of known sensitive species habitat have been mapped and are avoided where practicable. Conservation areas, wildlife refuges, and wildlife areas will be avoided where practicable. Seasonal restrictions are implemented to avoid constructing near habitat during certain seasons (such as nesting) as recommended by CPW and USFWS guidance. Electrical components of the transmission line and switching station will be separated to minimize the risk of avian contact. Tri-State will continue to coordinate with wildlife agency representatives

regarding the Project throughout planning, design, construction, maintenance, and operations, and will comply with all regulatory requirements.

12.7 Visual Aesthetics/Resources

The existing visual landscape in the area around the proposed Project facilities consists of mainly agricultural land uses including center pivot irrigated crops and pastureland. Trees are sparse and shrub/scrub and herbaceous land cover dominate the area. Industrial facilities present near Project facilities include oil and gas wells, communication facilities, and oil and gas pipelines. Electric distribution lines are visible throughout the area and are generally located along roads to serve residential and commercial areas. There are several existing high voltage transmission lines and electrical substations in Morgan County (HIFLD 2022). Other linear infrastructure, including railroads, Interstate Highways, U.S. Highways, and state and local roads exist in proximity to the Project. Where feasible, the Project route through Morgan County is co-located along this existing infrastructure to minimize impacts to the surrounding area. The transmission line and Badger Creek Switching Station will be visible to viewers with direct, open views. Viewers located farther away are likely to experience less visual impact because the existing screening (topography, vegetation, buildings) and distance from the facilities will decrease potential views.

12.7.1 Badger Creek Switching Station

The Badger Creek Switching Station will be located along an existing high-voltage transmission line corridor. The switching station will operate as a private, unstaffed facility requiring few maintenance visits during operation and can be considered a passive use of land. Only a small portion of the switching station will be fenced. The Badger Creek Switching Station will not significantly alter viewsheds, scenic vistas, unique landscapes, or land formations.

12.7.2 Transmission Line

The Proposed Route through Morgan County is co-located along several county roads to reduce visual impacts. The majority of the transmission line will be composed of tangent wooden H-frame structures to resemble a natural look. Visual impacts of the transmission line will vary based on proximity and with distance such that the scale of the transmission line structures will be minimized. The visual landscape along the route features existing transmission lines, roadways, and industrial elements, and the Project will result in an incremental increase in transmission structures in the viewshed.

Existing undisturbed trees, shrubs, and native vegetation will be preserved and maintain visual contrast in the landscape. Following construction, the ROW will be restored in a manner generally similar to pre-construction conditions.

12.8 Noise Impacts and Nuisance Factors

The CPUC provides reasonableness determinations associated with noise and requires CPCN applicants to evaluate the expected level of noise of the proposed transmission facilities. Tri-State is required to meet state standards as outlined in the Code of Colorado Regulations (Section 4 Code of Colorado Regulations 723-3).

Construction-related noise will result in temporary short-term increases in noise in areas where construction and staging are taking place. Construction vehicles and equipment will be maintained in proper operating condition and equipped with manufacturer's standard noise control devices (e.g., mufflers or engine enclosures).

Indirect effects from post-construction activities, which include the noise from transmission line inspections and maintenance activities are anticipated to be negligible because of their short duration and infrequency.

All high-voltage transmission lines experience corona during wet weather, when water droplets form on the line. While it is not inherently harmful, corona may exhibit noise similar to a hissing sound. Noise levels for the transmission lines were modeled and concluded that at 25 feet from the edge of the ROW, noise levels will be at most 45 A-weighted decibels under all operation conditions, which is less than the 50 A-weighted decibels threshold allowed in Residential areas under CPUC Rule 3206(f. The projected noise levels from the Project were deemed reasonable by the CPUC and not subject to further review.

12.9 Land Use

The Project is located within unincorporated Morgan County in the Agriculture Zone (A) district (Morgan County 2022). The Badger Creek Switching Station is also located in parcels zoned as Agriculture (A). As set forth in Section 2-150 of Morgan County's Land Use Code, site selection and construction of major facilities of a public utility is an activity of state interest that requires a 1041 permit. Section 3-170(H) of Morgan County's Land Use Code states, "A major facility of a public utility for which a development permit has been issued" is one of the "Agriculture Zone Uses-By-Right".

Per the 2008 Morgan County Comprehensive Plan, there are several goals within the Land Use Element applicable to the Project: (1) To encourage development where the proposed development is compatible with existing land uses; (2) encourage the preservation of agriculture production lands in balance with pressures for land use changes to higher intensity development; and (3) encourage the preservation of agricultural production land to ensure continuation of this important industry (Morgan County 2008). The Project is sited within agricultural zone districts within Morgan County and is compatible with agricultural use. Although it is not an agricultural use, it is a necessary land use that is commonly located in agricultural areas and does not conflict with the purpose of the Agricultural District. The site has been carefully planned to minimize its impact to agricultural productivity and the rural landscape by paralleling d corridors that have been previously disturbed to the extent feasible. Tri-State has established procedures to determine crop damages resulting from construction activities and compensate for them.

Temporary impacts to agricultural activities are expected to be minor. Disturbed areas surrounding new transmission structures will be revegetated following construction. Construction and operation of the transmission line will not interfere with continued use of the surrounding areas for agricultural uses. Tri-State will avoid the removal of landscaping where possible. Disturbed areas will be returned to preconstruction conditions or reseeded according to landowner requests and Morgan County requirements.

12.9.1 Existing Utilities

A map showing existing electric infrastructure, including substations and transmission lines, within Morgan County is provided in **Appendix A**.

The purpose of the Project is to create a network transmission system that can integrate new generation resources needed to meet Colorado's clean energy goals. The current electric transmission facilities in the Eastern Plains do not have adequate capacity to meet the forecast demand.

12.9.2 Public Outdoor Recreation Areas

There are no local public outdoor recreation areas in the vicinity of the Project facilities in Morgan County (USGS 2022b). No impacts to recreation areas are anticipated.

12.10 Unique Areas of Historic or Archaeological Importance

Tri-State hired Tetra Tech, Inc (Tetra Tech) to conduct a site file search and literature review through the Colorado Office of Archaeology and Historic Preservation online platform COMPASS in December 2024. This database includes records of all archaeological investigations that have been conducted and records of previously recorded historic sites, precontact sites, paleontological sites, isolated finds, and properties listed on the National Register of Historic Places within a two-mile-wide Research Area. For the purposes of this review, the area encompassing the transmission line and associated infrastructure is referred to as the Project Area and the one-mile buffer surrounding the Project Area is referred to as the Research Area. Tetra Tech also reviewed historic Bureau of Land Management General Land Office records, historic maps, and historic imagery to determine whether vestiges of trails, transportation routes, homesteads, or other historic resources may be present in the Research Area.

It is estimated that approximately 10% of the Project Area has previously been inventoried for cultural resources. 5 cultural resource sites have been recorded within the two-mile-wide Research Area in Morgan County through numerous previously conducted surveys. Of these five, only one is in the Project Area. The Beaver Creek – Hoyt transmission line is Recommended Eligible for listing in the NRHP. Of the remaining four in the Lincoln County Research Area, two have No Data, one is a centennial farm marked Not Assessed, and one is Determined Not Eligible.

Prior to construction, all supervisory construction personnel will be instructed on the protection of cultural resources with reference to relevant laws and penalties, and the need to cease work in the location if cultural resource items are discovered. Ground-disturbing activities have the potential to disturb intact subsurface artifacts, features, or materials. However, should any previously unknown historic/prehistoric sites or artifacts be encountered during construction, all land altering activities at that location shall be immediately suspended and the discovery left intact until such time that appropriate measures are taken to assure compliance with the National Historic Preservation Act and enabling legislation. A similar process shall apply if paleontological resources are discovered during excavations.

12.11 Transportation

Construction of the Project is not expected to cause significant effects to Morgan County's transportation network and any impacts will be temporary in nature. Work crews will mobilize each day from the laydown yard to the work areas. Traffic to local work areas will be limited to personal vehicles belonging to work crews, required construction equipment, and equipment delivery vehicles. It is not anticipated that construction equipment or work crew transportation will have a significant impact on traffic volumes or flow on local roadways or state/county highways. Any increases in traffic will be short-term in nature and limited to the construction time period near individual transmission structures.

The Project will cross or be located near State Highway 71 and the following County Roads: B, D, F, 13, 14, 17, 18, 19, 20, and 22. Traffic will be delayed temporarily for the time it takes to string conductor across the road. Traffic Control Plans will be developed in areas where travel on roadways could be impacted during construction. Construction updates and schedules will be discussed with local government officials as needed as details are determined. Road use and ROW permits will be obtained from Morgan County as needed prior to construction.

The Project does not cross any railroads in Morgan County; as such, no impacts to railroads are anticipated.

The Project is not located within the approach or departure zone of any airports in Morgan County. The closest airport to the Project route within Morgan County is approximately 16 miles north of any Project facilities. Therefore, no impacts to airports are anticipated. Tri-State will file transmission structure locations with the FAA as necessary.

12.12 Public Support Facilities and Impacts

The Project will not require additional community or local government services beyond those currently provided in the area. The Project creates no additional demand for transportation infrastructure, educational facilities, housing, water (other than trucked-in water for construction), sewage or wastewater treatment, or public transportation. The Project will not impact services provided by special districts and will not affect the location of special districts.

12.13 Impact on Public Finances

The Project is estimated to cost approximately $80 million. Project construction will require substantial amounts of contract labor, while also providing local jurisdictions with additional tax revenue. Once the Project has been completed, it will help drive ongoing job opportunities and employment in the renewable energy industry with facilities that may interconnect to the Project.

13.0 ADDITIONAL INFORMATION FOR TRANSMISSION LINES AND SUBSTATIONS (3-305(3)(F))

The sections that follow address Section 3-305(3)(f) for applicants seeking a permit for the site selection and construction of transmission lines or substations.

13.1 Electric and Magnetic Fields

The Project facilities will be designed, constructed, operated, and maintained to meet or exceed applicable standards of design and performance set forth in the NESC.

Electric and magnetic fields (EMF) exist wherever electricity is produced or used, including around any electric appliance or wire that conducts electricity. Electric fields are created by voltage—the higher the voltage, the stronger the field. Any time an electric appliance is plugged in, even if it is not on, an electric field is created in its vicinity. Electric fields are easily blocked by walls, trees, clothes, and skin. The farther the distance from the source of the electric field, the weaker it becomes. EMF extend outward from the conductor wire and decrease rapidly with distance from the conductor. There is no federal standard for transmission line EMF.

An EMF study was conducted for the Project and submitted as part of the Project's CPCN application. The study concluded that magnetic field levels would be below 150 milligauss and were deemed reasonable by the CPUC. No related impacts to human health and safety are anticipated.

13.2 Prudent Avoidance Measures

The Colorado PUC requires a utility to apply the concept of prudent avoidance with respect to planning, siting, construction, and operation of substations and transmission facilities. Prudent avoidance incorporates efforts to strike a reasonable balance between the potential health effects of exposure to magnetic fields and the cost and impacts of mitigating such exposure, by taking steps to reduce the exposure at reasonable or modest cost. Such steps might include but are not limited to: (1) design alternatives considering the spatial arrangement or phasing of conductors; (2) routing lines to limit exposures to areas of concentrated population and group facilities such as schools and hospitals; (3) installing higher structures; (4) widening ROW corridors; and (5) burial of lines. This Project maintains suitable distances from sensitive group receptors like schools and hospitals. No residences are located within 0.25 miles of the transmission line.

The Routing Study process used to locate Project facilities in Morgan County is summarized in Section 1.0 and **Appendix A** of this Application. In September 2022, the CPUC provided approval for the CPCN for the Project determining the Project is in the public interest and in compliance with relevant CPUC rules and regulations.

14.0 COMPLIANCE WITH APPROVAL CRITERIA

In accordance with Section 3-306 of the Morgan County §1041 Regulations, this section describes how the Project routing and site selection, construction, maintenance, and operation comply with the approval criteria for the Board of County Commissioners approval of this Application. Each criterion from Section 3-306 is listed, followed by a description of how the Project will comply.

i. *The health, welfare, and safety of the citizens of this County will be protected and served.*

The Project is a necessary capital improvement to expand the existing electric transmission grid system in Colorado. The location, construction, and operation of the Project will comply with all federal, state, and local regulations.

All Project facilities also will be designed, constructed, operated, and maintained to meet applicable standards of design and performance set forth in the NESC. Impacts to environmental resources such as air, water, waste, noise, and public health will be minimal and limited to the construction period.

The Project will be designed to minimize the risks from natural hazards such as high winds and floods. Additional information on design and hazard avoidance and mitigation is provided in Sections 1.0 and 12.0.

ii. *The natural and socio-economic environment of this County will be protected and enhanced.*

The Project facilities are sited to minimize impacts to natural resources as described in Section 1.0 and **Appendix A**. Tri-State will implement environmental protection measures during construction to mitigate and minimize adverse impacts to the natural environment (**Appendix F**). The Project will enhance the socioeconomic environment in Morgan County during the construction period via increased revenue to local businesses and social services and will provide local jurisdictions with additional property tax revenue. Once the Project has been completed, it will help drive ongoing job opportunities and employment in the renewable energy industry with facilities that may interconnect to the Project.

iii. *All reasonable alternatives to the proposed action, including use of existing rights-of-way and joint use of rights-of-way, wherever uses are compatible, have been adequately assessed and the proposed action represents the best interests of the people of this County and represents the best utilization of resources in the impact area.*

The design and need of the proposed Project have been approved by the CPUC and represents the use and application of best technology and industry standards for transmission and transformation of electric energy. The Routing Study was prepared to identify and evaluate a reasonable and feasible range of transmission line route alternatives for the Project. The analyses of alternatives evaluated in the Routing Study and feedback from public and key stakeholders were used to determine the proposed preferred locations for the Project facilities in Morgan County. The portions

of the Project in Morgan County as described in this Application represent the best interests of the people in the County and the best utilization of resources in the impact area.

iv. *A satisfactory program to mitigate and minimize adverse impacts has been presented.*

The Project will mitigate and minimize adverse impacts as described in Section 12.0. During construction, Tri-State will implement its environmental protection measures to mitigate and minimize adverse impacts to the natural environment.

v. *The nature and location or expansion of the facility complies with all applicable provisions of the master plan of this County, and other applicable regional, metropolitan, state, and national plans.*

The Project is consistent with county, regional, metropolitan, and state master plans or comprehensive plans. As described in Section 12.9, the Project complies with the Morgan County Comprehensive Plan (Morgan County 2008). The Project is sited within "Agriculture" zone districts within Morgan County and is compatible with agricultural use. The transmission line alignment spans existing irrigation ditches and center pivot irrigation systems in fields to minimize effects to existing agricultural operations. Aside from the small footprint of the individual transmission structures and the Badger Creek Switching Station, areas under and around the Project facilities can continue in agricultural use. Regarding transportation, the Project will mitigate impacts to County roads through use of BMPs and traffic control during construction and post-construction restoration.

vi. *The nature and location or expansion of the facility complements the existing and reasonably foreseeable needs of the service area and of the area immediately affected by the facility.*

The Project will not negatively affect the existing and reasonably foreseeable needs of the service area, or the area immediately affected by the facility. The Project will not cause a significant change in land use in the immediate area. Current uses adjacent to Project facilities will be able to continue mainly unchanged after construction of this Project thereby preserving desirable community and rural land use patterns. Following construction, agricultural activities along the transmission line route can continue outside of the small area occupied by the transmission structures and the Badger Creek Switching Station footprint.

vii. *The nature and location or expansion of the facility does not unduly or unreasonably impact existing community services.*

The Project will not unduly or unreasonably affect existing community services. Please refer to the response to Criterion viii below.

viii. *The nature and location or expansion of the facility will not create an expansion of the demand for government services beyond the reasonable capacity of the community or region to provide such services, as determined by the Board.*

The Project will not require additional local government services beyond those currently provided in the area. The Project creates no additional demand for

transportation infrastructure, educational facilities, housing, water (other than water for construction), wastewater treatment, or public transportation.

As described in Section 3.6.b., during construction, it is anticipated that an average of two to three delivery trucks per day will be utilized during the construction of the transmission line, with more expected during the first week of construction mobilization. The impact to local roads will vary day-by-day as the Project moves along the route. The construction of the Badger Creek Switching Station will involve mostly personal vehicle trips for construction workers of 10 to 12 trips per day. A staging area on the switching station site will be designated for truck traffic to deliver materials to the switching station; these trips will be approximately one to two trips per week. Concrete will be delivered via concrete trucks, and the concrete will be pumped or poured on-site. There will be a large number of concrete truck deliveries when the foundations and piers are constructed. To mitigate any potential impacts to County roads, Traffic Control Plans will be prepared and followed during construction.

ix. *The facility site or expansion area is not in an area with general meteorological and climatological conditions which would unreasonably interfere with or obstruct normal operations and maintenance.*

The Project is not located in an area with meteorological or climatological conditions which would unreasonably interfere with normal operations and maintenance. The Project is designed to minimize the risks from natural hazards such as high winds and floods.

x. *The nature and location of the facility or expansion will not adversely affect the water rights of any upstream, downstream, or agricultural users, adjacent communities, or other water users.*

Minimal amounts of water will be used during Project construction. Water for construction purposes, including concrete foundations and dust control, will be brought in from off-site sources by a construction water provider. The source of the construction water will be from a private well owned by the construction water company or from other commercial sources or a municipality. No existing water rights will be impacted by the Project transmission line. If water is needed for revegetation around transmission structures or temporary access roads, the construction water provider will supply the water. During construction activities, it is unlikely the Project will affect groundwater. No water wells will be drilled for the Project. Excavations for transmission structures may contact very shallow groundwater; however, the groundwater contact will be unlikely to adversely impact this resource because of erosion control measures that will be implemented during construction (**Appendix F**).

No water will be required for the ongoing operation or maintenance of the transmission line or switching station.

xi. *Adequate water supplies are available for facility needs.*

Water to be used during construction will be obtained from a local, permitted source. The Project will not require water use during operation.

xii. *The nature and location of the facility or expansion will not unduly interfere with any existing easements for or rights-of-way, for other utilities, canals, mineral claims, or roads.*

As part of the land rights process, Tri-State will identify any existing easements or ROWs for other utilities, canals, mineral claims, or roads and will not cause any undue interference with existing easements or ROWs during construction and operation of the Project.

xiii. *Adequate electric, gas, telephone, water, sewage, and other utilities exist or shall be developed to service the site.*

The Project facilities will not require gas, water, sewage, or other utility service in Morgan County.

xiv. *The nature and location for expansion of the facility will not interfere with any significant wildlife habitat or adversely affect any endangered wildlife species, unique natural resource, or historic landmark within the impact area.*

Sensitive natural resources and wildlife interests were considered in identifying the preferred location for the Badger Creek Switching Station and transmission line to minimize potential interference from the Project facilities. In addition, Tri-State is in the process of coordinating with CPW representatives regarding the Project. The Project will not affect unique natural resources or historic landmarks in Morgan County.

xv. *The nature and location or expansion of the facility, including expected growth and development related to the operation and provision of service, will not significantly deteriorate water or air quality in the impact area.*

The Badger Creek Switching Station will introduce new impervious area, mainly consisting of a gravel switching station pad and Class 5 road base driveway. The drainage design will incorporate permanent drainage and detention facilities to mitigate impacts from construction. The drainage design will accommodate the requirements set forth by the Colorado Floodplain and Stormwater Criteria Manual. An extended detention basin will provide detention, water quality treatment, and flow rate control. The drainage design will reduce the peak discharge from the site for all storm events and will specifically demonstrate that the peak discharge for the 100-year event will be reduced to a rate less than the peak discharge of the pre-development 10-year event. An SWMP will be developed and Tri-State will coordinate with Morgan County and incorporate drainage facilities at the switching station as required in order to not significantly deteriorate water or air quality in the impacted area.

Construction activities will be performed by methods that prevent entrance or accidental spillage of solid matter, contaminants, debris, and other pollutants and wastes into flowing streams or dry watercourses, lakes, and underground water sources. All activities will follow environmental protection measures for the management of wastes to avoid and minimize effects from potential spills or other releases to the environment (**Appendix F**).

Construction of the transmission line will not create runoff in excess of previous site levels and will not change existing topography or adversely affect drainage. There will be no alteration in the pattern or intensity of surface drainage as a result of construction or operation of the transmission line.

Tri-State will comply with permit application requirements, Morgan County planning standards, and construction protocol to ensure that the Project does not affect water quality. Prior to construction, a Stormwater Permit for Construction Activities will be obtained from the Colorado Department of Public Health and Environment for disturbances over an acre and a site-specific SWMP will be developed.

Short-term effects to air quality are anticipated from a temporary increase in construction vehicles, which may increase fumes and fugitive dust, construction equipment exhaust (fumes), and clearing and preparing areas for construction (dust). The short-term effects are not expected to cause a public nuisance. If a nuisance arises during construction, the nuisance will be mitigated in coordination with Morgan County. Switching station operations will not require on-site staff and will be monitored remotely. Visits from personnel will be limited to emergencies or periodic maintenance and inspection activities and increased fumes, exhaust, and dust during operation is not expected.

xvi. *The geological and topographic features of the site are adequate for all construction, clearing, grading, drainage, vegetation, and other needs of the facility construction or expansion.*

Tri-State will conduct geotechnical investigations to identify potential geologic hazards along the transmission line alignment and at the Badger Creek Switching Station location. Based on current investigations and local knowledge, Tri-State has determined that the only geological hazards associated with the Project are the two floodplains it crosses: Badger Creek floodplain and Sand Arroyo Creek floodplain.

The landscape along the Project facilities in Morgan County is flat with little variation in topography. The Project will not significantly change the existing topography. The transmission line is designed to conform with existing topography and the proposed Badger Creek Switching Station has been sited to minimize the amount of grading necessary due to existing topography.

xvii. *The existing water quality of affected state waters will not be degraded below state and federal standards or established baseline levels.*

Construction activities will be performed by methods that prevent entrance or accidental spillage of solid matter, contaminants, debris, and other pollutants and wastes into flowing streams or dry watercourses, lakes, and underground water sources. All activities will follow environmental protection measures for the management of wastes to avoid and minimize effects from potential spills or other releases to the environment (**Appendix F**).

Water quality will be maintained during construction through environmental protection measures and the site-specific SWMP. The Project will not impact the quantity or quality of water flowing off of the site. The transmission line will span

streams and waterways that cross the corridor and impacts to state waters will be avoided to the extent practicable.

xviii. *The proposed project will not have a significantly adverse net effect on the capacities or functioning of streams, lakes, and reservoirs in the impact area, nor on the permeability, volume, recharge capability, and depth of aquifers in the impact area.*

The transmission line would span or avoid any wetlands, streams, lakes, and reservoirs. Water quality will be maintained during construction through environmental protection measures and the prospective site-specific SWMP. The Project will not impact the aquifers in the Project area.

xix. *The benefits of the proposed developments outweigh the losses of any natural resources or reduction of productivity of agricultural lands as a result of the proposed development.*

Construction and operation of the Project will result in minimal permanent impacts to natural resources or agricultural lands. The development of the Project in Morgan County is anticipated to provide local economic benefits during construction and potential long-term economic benefits should new generation resources be developed in the area. The Project will also improve the state's electric reliability and reduce curtailment, therefore benefiting Tri-State customers.

xx. *The applicant has obtained or will obtain all property rights, permits, and approvals necessary for the proposed project, including surface, mineral, and water rights and easements for drainage, disposal, utilities, access, etc. If the applicant has not obtained all necessary property rights, permits and approvals, the Board may; at its discretion, grant the permit conditioned upon completion of the acquisition of such rights prior to issuance of a zoning or building permit by Morgan County.*

Before commencing construction, Tri-State will acquire the required easements for the transmission line ROW and thereby will hold a recognized property interest in the land on which the Project is proposed. All easements required for construction of the Project will be secured and recorded prior to the start of construction.

xxi. *The proposed project will not present an unreasonable risk of exposure to or release of toxic or hazardous substances within the impact area. The determination of effects of the Project shall include the following considerations:*

a. *The means by which outdoor storage facilities for fuel, raw materials, equipment, and related items are adequately enclosed by a fence or wall.*

Hazardous materials used during construction and operation will be used and disposed of in compliance with all applicable federal, state, and local regulations. Enclosed containment will be provided for trash disposal. Construction waste, including trash and litter, garbage, other solid waste, petroleum products, and other potentially hazardous materials, will be removed and taken to a disposal facility authorized to accept such materials. There will be no significant amount of hazardous materials stored in the Project area.

b. *The likelihood of hazardous materials or wastes being moved off the site by natural causes or forces.*

Construction, operation, and maintenance activities will comply with applicable federal, state, and local laws and regulations regarding the use of hazardous substances. Construction activities will be performed by methods that prevent entrance or accidental spillage of solid matter, contaminants, debris, and other pollutants and wastes into flowing streams or dry watercourses, lakes, and underground water sources. All activities will follow environmental protection measures for the management of wastes to avoid and minimize effects from potential spills or other releases to the environment (**Appendix F**).

c. *Containment of inflammable or explosive liquids, solids, or gases.*

Chemicals that may be used during construction and operation would be stored within TCAs, as set forth in (xxi)(a) above. Tri-State prohibits the storage of flammable materials, the construction of flammable structures, and other activities that have the potential to cause or provide fuel for fires on its property. There are no explosive substances associated with the Project.

xxii. *The scope and nature of the proposed project will not create duplicate services within Morgan County.*

The scope of the Project does not duplicate any existing services within Morgan County. The Project fills a need for a network transmission line facility to connect demand centers with areas of the state best situated for wind and solar generation projects.

xxiii. *If the purpose and need for the proposed project are to meet the needs of an increasing population within the County, area and community development and population trends demonstrate clearly a need for such development.*

The purpose and need for the Project is to meet the state's growing electricity needs; improve electric safety, reliability, and affordability; and help facilitate renewable energy development by providing more opportunities for placement of interconnection facilities. Load growth stems from local and regional population increases, as well as commercial, industrial, and residential development. Under load growth scenarios, the current transmission system can become constrained, thereby limiting Tri-State's and the State of Colorado's ability to meet emissions reduction goals. The facilities associated with this Project will result in a more robust, resilient transmission system in rural Colorado, which is increasingly critical with the growing reliance on renewable energy resources and the potential for future extreme weather events.

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APPENDIX A TRANSMISSION LINE ROUTING STUDY

February 23, 2024

TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION, INC.

Big Sandy to Badger Creek Transmission Project

Final Transmission Routing Study

PROJECT NUMBER:
0247368

PROJECT CONTACT:
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POWER ENGINEERS

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Final Transmission Routing Study

PREPARED FOR: *TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION, INC.*

PREPARED BY: *RITA RUDERMAN*

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EXECUTIVE SUMMARY

Tri-State Generation and Transmission Association, Inc. (Tri-State) contracted POWER Engineers, Inc. (POWER) to prepare a Transmission Routing Study (Routing Study) for its planned 230-kilovolt (kV) overhead, single-circuit electric power transmission line between its existing Big Sandy Substation and a potential site for its planned Badger Creek Switching Station (Big Sandy to Badger Creek Transmission Project or Project). Big Sandy Substation is situated just north of Limon, in unincorporated Lincoln County, Colorado. The potential site for the planned Badger Creek Switching Station is a 40-acre parcel situated in unincorporated Morgan County, Colorado.

Applying a five-step process, POWER identified five route alternatives for evaluation and comparison: Route Alternatives A, B, C, D, and E. All route alternatives parallel linear facilities and land use features, to the extent practicable, including roads, transmission lines, and field edges. The five route alternatives are situated largely in the central portion of the Project Study Area where land uses presented more opportunities for routing than in other parts of the Project Study Area. Route Alternative C emerged as the preliminary preferred route.

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ACRONYMS AND ABBREVIATIONS

CPW	Colorado Parks and Wildlife
GIS	Geographic Information System
kV	Kilovolt
POWER	POWER Engineers, Inc.
Project	Big Sandy to Badger Creek Transmission Project
Routing Study	Transmission Routing Study
ROW	Right-of-Way
Tri-State	Tri-State Generation and Transmission Association, Inc.

1.0 INTRODUCTION

1.1 Project Overview

Tri-State Generation and Transmission Association, Inc. (Tri-State) contracted POWER Engineers, Inc. (POWER) to prepare a Transmission Routing Study (Routing Study) for its planned 230-kilovolt (kV) overhead, single-circuit electric power transmission line between its existing Big Sandy Substation and a potential site for its planned Badger Creek Switching Station (Big Sandy to Badger Creek Transmission Project or Project). Big Sandy Substation is situated just north of Limon, in unincorporated Lincoln County, Colorado. The location for the new Badger Creek Switching Station is not yet final. However, a 40-acre parcel was identified as a potential site for the purposes of routing the new 230-kV transmission line. The 40-acre parcel is situated in unincorporated Morgan County, Colorado.

1.2 Scope of Routing Study

The scope of this Routing Study is to identify four (4) route alternatives for the planned 230-kV transmission line between Big Sandy Substation and Badger Creek Switching Station. During the course of this Routing Study, a variation to one of the four route alternatives created a fifth route alternative. This Routing Study does not provide information concerning detailed design and engineering, permitting, right-of-way (ROW) acquisition, or construction, operation, and maintenance activities for the planned 230-kV transmission line. These activities will occur in subsequent phases of the Project.

2.0 ROUTING STUDY APPROACH

A five-step process was used to identify route alternatives for the planned 230-kV transmission line. The steps include:

» Step 1 **Define the Project Study Area**. Setting geographic boundaries helps focus the study effort and provides flexibility to identify viable route options.

» Step 2 **Collect data**. Land use and environmental resource data must be collected and mapped to identify opportunities and constraints for routing the transmission line.

» Step 3 **Assign sensitivity levels**. Low, moderate, and high sensitivity levels and exclusion areas are assigned to land use and environmental resource data.

» Step 4 **Identify opportunities and constraints**. Mapping the sensitivity levels helps identify opportunities and constraints for routing the transmission line.

» Step 5 **Identify route alternatives**. A network of route links are developed. The links are connected to form end-to-end route alternatives for evaluation and comparison. This step is described in **Section 3.0 – Route Alternatives**.

2.1 Project Study Area Definition

POWER coordinated with Tri-State to define the Project Study Area, which covers approximately 4,700 square miles in portions of Adams, Arapahoe, Elbert, Lincoln, Morgan, Washington, and Weld counties, Colorado. The Project Study Area was sized to allow the Project team to identify a reasonable and feasible range of transmission line route alternatives. **Figure 1** in **Appendix A** shows the Project Study Area.

2.2 Data Inventory and Mapping

Land use and environmental resource data were collected from online databases available in the public domain and from local, state, and federal government agencies. A general list of the data considered in the Routing Study is outlined below. **Appendix B** includes a detailed list of the routing criteria that were used to evaluate and compare route alternatives.

» Land Use and Land Jurisdiction

- Agricultural, commercial, industrial, and residential uses
- Community facilities including schools, churches, hospitals, and parks and recreational facilities
- Transportation facilities including roads, railroads, and airports
- Utility infrastructure including oil and gas pipelines and wells, water wells, electric power transmission lines, wind energy facilities, and communication towers
- Local, state, and federal government land holdings
- Conservation easements

» Environmental Resources

- Threatened and endangered species habitat

- Surface water resources including wetlands and streams/rivers
- Floodplains and flood hazard areas
- Geologic hazard areas including landslide areas, karst topography, and faults
- Cultural resources including archaeological sites and sites listed on the National Register of Historic Places
- Visual/aesthetic resources including scenic byways

Documentation of the inventoried data included a combination of mapped, written, and tabular elements. Mapped information was organized using a geographic information system (GIS) database. The GIS data was used to depict resources in the Project Study Area, assess resource sensitivity, identify opportunities and constraints to routing, and identify, evaluate, and compare route alternatives for the transmission line.

2.3 Land Use and Environmental Resource Sensitivity

Identification of routing opportunities and constraints was based on an analysis of the sensitivity of each resource to the Project. Resource sensitivity is defined as a measure of the probable adverse response to direct and indirect effects associated with construction, operation, and maintenance of the planned transmission line. In determining the sensitivity of a resource to the Project, the following factors were qualitatively considered:

» **Resource Value**
- A measure of rarity, high intrinsic worth, singularity, or diversity of a resource in the Project Study Area.

» **Protective Status**
- A measure of the formal concern expressed for a resource, either through legal protection or by designation of special status, by law or ordinance.

» **Present and Future Uses**
- A measure of the level of conflict based on policies of land management and/or use, community values, and political opinion.

» **Hazards**
- A measure of the degree to which a resource represents a significant hazard to the Project's construction, operation, or maintenance.

Considering the factors described above, the land use and environmental resource data were evaluated and assigned a sensitivity level of low, moderate, high, and exclusion as defined below. The lower the sensitivity of a resource, the more compatible it would be for routing a transmission line near that resource.

» **Low Sensitivity**

Areas where resource conflicts with the Project identified through the Routing Study process are minimal. These areas of low sensitivity are considered to be of minimal constraint, or high opportunity, for routing a transmission line. For the purpose of this Routing Study, examples of low sensitivity areas include electric power transmission lines, oil and gas pipelines, railroads, and highways, as well as locations with low-density residential development, prime farmland where route alternatives can be

aligned along field edges to minimize impacts to irrigated crops, dry farmland, and rangeland/pastureland.

» **Moderate Sensitivity**

Areas of potential environmental effects due to Project impacts on important or valued resources, resources assigned protective status, or some conflict with current or future use of the resources. Locations of moderate sensitivity are considered to be moderate constraint areas and less desirable than low sensitivity areas for routing a transmission line. For the purpose of this Routing Study, examples of moderate sensitivity areas include cemeteries, hospitals, churches, schools, scenic byways, wind turbines, and Colorado Parks and Wildlife (CPW)-managed properties.

» **High Sensitivity**

Areas determined to be less suitable because of unique, highly valued, complex, historic, or protected resources and significant potential conflict with the Project, or areas posing substantial hazards to construction and operation of the transmission line. Locations of high sensitivity are considered to be high constraint or least desirable for routing a transmission line. For the purpose of this Routing Study, examples of high sensitivity areas include locations of sensitive cultural resources and conservation easements.

» **Exclusion Areas**

Areas determined to be unsuitable for the Project because of unique, highly valued, complex, or legally protected resources; significant potential conflict between the Project and existing or planned use; and areas posing substantial hazard to the Project's construction, operation, or maintenance. These areas may also represent significant cumulative impacts from the interaction between resources. For purposes of refining the route alternatives, these areas should be avoided. For the purpose of this Routing Study, examples of exclusion areas include airport approach surfaces and associated zones extending from the ends of runways where development is restricted.

» **Opportunity Area**

Locations where there are opportunities for the introduction of a transmission line. Routing opportunities generally include areas of low sensitivity and locations in proximity to, or including, existing or planned linear facilities and corridors that have been disturbed previously or have been designated for future use as utility corridors or industrial use(s). Typically, such opportunities include existing transmission lines (44-kV and greater), major transportation corridors (county roads, state highways, and federal highways), pipeline corridors, and railroads that potentially allow for co-locating parallel linear facilities.

Table 1 presents the assigned levels of sensitivity and constraint specific to different land use and environmental resource features based on the definitions above. Once the sensitivity levels were assigned, GIS analysis was used to create a composite sensitivity map for biological resources, cultural resources, existing land uses, and visual resources in the Project Study Area. **Figure 2A** in **Appendix A** shows the composite sensitivity where low, moderate, high, and exclusion areas exist in the Project Study Area for land use and environmental resources. **Figure 2B** in **Appendix A** shows the composite engineering sensitivity where low (0-10%), moderate (11-25%), and high/steep (> 25%) slopes exist in the Project Study Area.

TABLE 1 SENSITIVITY LEVELS FOR LAND USE AND ENVIRONMENTAL RESOURCES

RESOURCE FEATURE	SENSITIVITY LEVEL	OPPORTUNITY AREA
Land Use		
Agricultural Land		
Irrigated Lands	Low	X
Prime Farmland	Low	X
Pasture / Dry Farmland	Low	X
Commercial and Industrial Properties		
Commercial and Industrial Buildings	Low	X
Residential Properties		
Low-density Residential Development	Low	X
Community Facilities		
Cemeteries	Moderate	--
Hospitals	Moderate	--
Schools	Moderate	--
Places of Worship	Moderate	--
Transportation Facilities		
Airport Approach Surfaces and Runways	Exclusion	--
Local, State, and Federal Highways	Low	X
National Scenic Byway	Moderate	--
Railroad	Low	X
Special Use Airspace*	Low	X
Military Training Routes**	Low	X
Utility Infrastructure		
Communication Towers	Low	X
Electric Power Transmission Lines	Low	X
Oil and Gas Pipelines and Wells	Low	X
Wind Turbines	Moderate	--
Environmental Resources		
Floodplains and Flood Hazard Zones	Low	X
Wetlands and Streams/Rivers	Low	X
National Register of Historic Places Sites	High	--
CPW-managed Properties	Moderate	--
Conservation Easements	High	--
Karst Topography, Landslide Areas, and Fault Lines	Moderate	--

*Special Use Airspace is only present in the Project Study Area's southwest corner and the lowest flight altitudes for this airspace are 3,000 feet above ground level. **Figure 1** shows the Special Use Airspace in the Project Study Area.
Military Training Routes crisscross the Project Study Area's central and eastern portions and the lowest flight altitudes are 300 feet above ground level. **Figure 1 shows the Military Training Routes in the Project Study Area.

2.4 Routing Opportunities and Constraints

2.4.1 Routing Opportunities

Identification of opportunities for routing the planned transmission line was based on an analysis of the sensitivity that a resource may exhibit to introducing the transmission line into the Project Study Area. Opportunities for routing the Project's facilities include locations that:

- Use existing compatible ROWs, including transmission lines, railroads, highways, and pipelines.
- Parallel existing compatible ROWs.
- Parallel property lines, section lines, or half-section lines.
- Minimize impacts on private property owners.
- Minimize impacts on productive agricultural uses.
- Maximize the use of existing access and minimize new access road construction.
- Facilitate efficient and cost-effective transmission line design and construction.

2.4.2 Routing Constraints

Four primary constraints for routing the planned transmission line were identified:

- Limon Municipal Airport
- Xcel Energy's existing Limon I and Limon II Wind Energy Facilities just north of Limon
- Conservation easements in the Project Study Area's western portion
- Checkerboard pattern of State of Colorado-managed properties throughout the majority of the Project Study Area

These features influenced the route links and route alternatives described below.

3.0 ROUTE ALTERNATIVES

3.1 Introduction

A network of route alternatives was developed to connect the existing Big Sandy Substation and the potential site for the planned Badger Creek Switching Station. POWER used a combination of Google Earth satellite imagery, land use and environmental resource data, field reconnaissance visits, and the results of the GIS opportunities and constraints analysis. Route alternatives include smaller components called "links" to allow for tracking of resource data. **Figure 3** in **Appendix A** shows the network of transmission line route links that were developed. Links are combined to form route alternatives.

Five end-to-end route alternatives were identified for evaluation and comparison: Route Alternatives A, B, C, D, and E. **Figure 4** in **Appendix A** shows these route alternatives. **Table 2** lists the route links that form these route alternatives. For clarity, the links below are listed in the order in which they form each end-to-end route alternative from Big Sandy Substation to the planned Badger Creek Switching Station.

TABLE 2 ROUTE ALTERNATIVES AND ROUTE LINK COMBINATIONS

ROUTE ALTERNATIVE	ROUTE LINK COMBINATION
A	Links 5, 10, 15, 131, 130, 125, 115, 90, 85, 80, 75
B	Links 5, 10, 15, 131, 130, 125, 115, 120, 65, 60, 55, 51, 33, 40, 35
C	Links 6, 11, 21, 26, 31, 32, 33, 40, 35
D	Links 5, 10, 15, 20, 25, 23, 34
E	Links 5, 10, 15, 131, 130, 125, 115, 120, 65, 60, 55, 45, 40, 35

3.2 Description of Route Alternatives

All route alternatives parallel linear facilities and land use features, to the extent practicable, including roads, transmission lines, and field edges. The five route alternatives are situated largely in the central portion of the Project Study Area. The southwestern portion of the Project Study Area includes a concentration of conservation easements that generally constrain the ability to route the transmission line in this area. The route alternatives avoid crossing conservation easements as other areas provide a more direct connection between the existing Big Sandy Substation and the potential site for the planned Badger Creek Switching Station.

3.3 Evaluation and Comparison of Route Alternatives

Appendix B lists the routing criteria that were used to calculate land use and environmental resource data for each link and subsequently evaluate and compare the end-to-end route alternatives. Among the routing criteria included for this Routing Study, length of line, number of parcels crossed, miles of roads and transmission lines paralleled, number of residences within 100 feet of each route alternative's centerline, and the number of angle structures were the key

differentiators used for the route alternatives' evaluation and comparison. Environmental resource sensitivity, natural and cultural resources crossed, and community facilities, among the other criteria, were generally less important when evaluating and comparing the route alternatives because of the lack of these resources and facilities in the Project Study Area.

3.3.1 Route Alternative A

Route Alternative A extends for approximately 81 miles and crosses 107 parcels. This route alternative parallels approximately 50 miles of roads and approximately 12 miles of electric power transmission lines. It crosses an Xcel Energy 345-kV transmission line once just north of Limon and a WAPA 115-kV transmission line twice. No residences are situated within 100 feet of the route. Six residences are situated within 300 feet of the route. Route Alternative A does not cross areas of high visual resource sensitivity, high biological resource sensitivity, or high cultural resource sensitivity. Concerning constructability, Route Alternative A includes 36 angles that are greater than or equal to 30 degrees.

3.3.2 Route Alternative B

Route Alternative B extends for approximately 82 miles and crosses 115 parcels. This route alternative parallels approximately 62 miles of roads and approximately two miles of electric power transmission lines. It crosses two transmission lines – an Xcel Energy 345-kV line once just north of Limon and a WAPA 115-kV line twice. No residences are situated within 100 feet of the route. Seven residences are situated within 300 feet of the route. Route Alternative B does not cross areas of high visual resource sensitivity, high biological resource sensitivity, or high cultural resource sensitivity. Concerning constructability, Route Alternative B includes 35 angles that are greater than or equal to 30 degrees.

3.3.3 Route Alternative C

Route Alternative C extends for approximately 72 miles and crosses 98 parcels. This route alternative parallels approximately 15 miles of roads and approximately 51 miles of electric power transmission lines. It crosses a Mountain View Electric Association 345-kV line once just north of Limon and a WAPA 115-kV line six times. No residences are situated within 100 feet or 300 feet of the route. Route Alternative C does not cross areas of high visual resource sensitivity, high biological resource sensitivity, or high cultural resource sensitivity. Concerning constructability, Route Alternative C includes 18 angles that are greater than or equal to 30 degrees.

3.3.4 Route Alternative D

Route Alternative D extends for approximately 80 miles and crosses 114 parcels. This route alternative parallels approximately 61 miles of roads and approximately 10 miles of electric power transmission lines. It crosses three transmission lines – an Xcel Energy 345-kV line once just north of Limon, a WAPA 115-kV line twice, and a Tri-State 115-kV line once. Two residences are situated within 100 feet of the route. Thirteen residences are situated within 300 feet of the route. Route Alternative D does not cross areas of high visual resource sensitivity, high biological resource sensitivity, or high cultural resource sensitivity. Concerning constructability, Route Alternative D includes 38 angles that are greater than or equal to 30 degrees.

3.3.5 Route Alternative E

Route Alternative E extends for approximately 82 miles and crosses 118 parcels. This route alternative parallels approximately 65 miles of roads and approximately two miles of electric power transmission lines. It crosses two transmission lines – an Xcel Energy 345-kV line once just north of Limon and a WAPA 115-kV line twice. No residences are situated within 100 feet of the route. Seven residences are situated within 300 feet of the route. Route Alternative E does not cross areas of high visual resource sensitivity, high biological resource sensitivity, or high cultural resource sensitivity. Concerning constructability, Route Alternative E includes 36 angles that are greater than or equal to 30 degrees.

3.4 Conclusion

After evaluating and comparing the five route alternatives, Route Alternative C emerged as the preliminary preferred route. Route Alternative C:

- Extends the shortest distance between the Project termini at 71.7 miles.
- Crosses the fewest parcels (98).
- Extends the shortest distance across private land at 71.7 miles.
- Parallels existing transmission lines for the longest distance at 50.6 miles.
- Crosses near two existing substations – Last Chance and South Woodrow. Route Alternative C's proximity to these substations could be advantageous for future development.
- Has no residences situated within 0.25 mile.
- Includes the fewest angle structures (18).
- Crosses the fewest miles of prime farmland at 3.1 miles.

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APPENDIX A ROUTING STUDY MAPS

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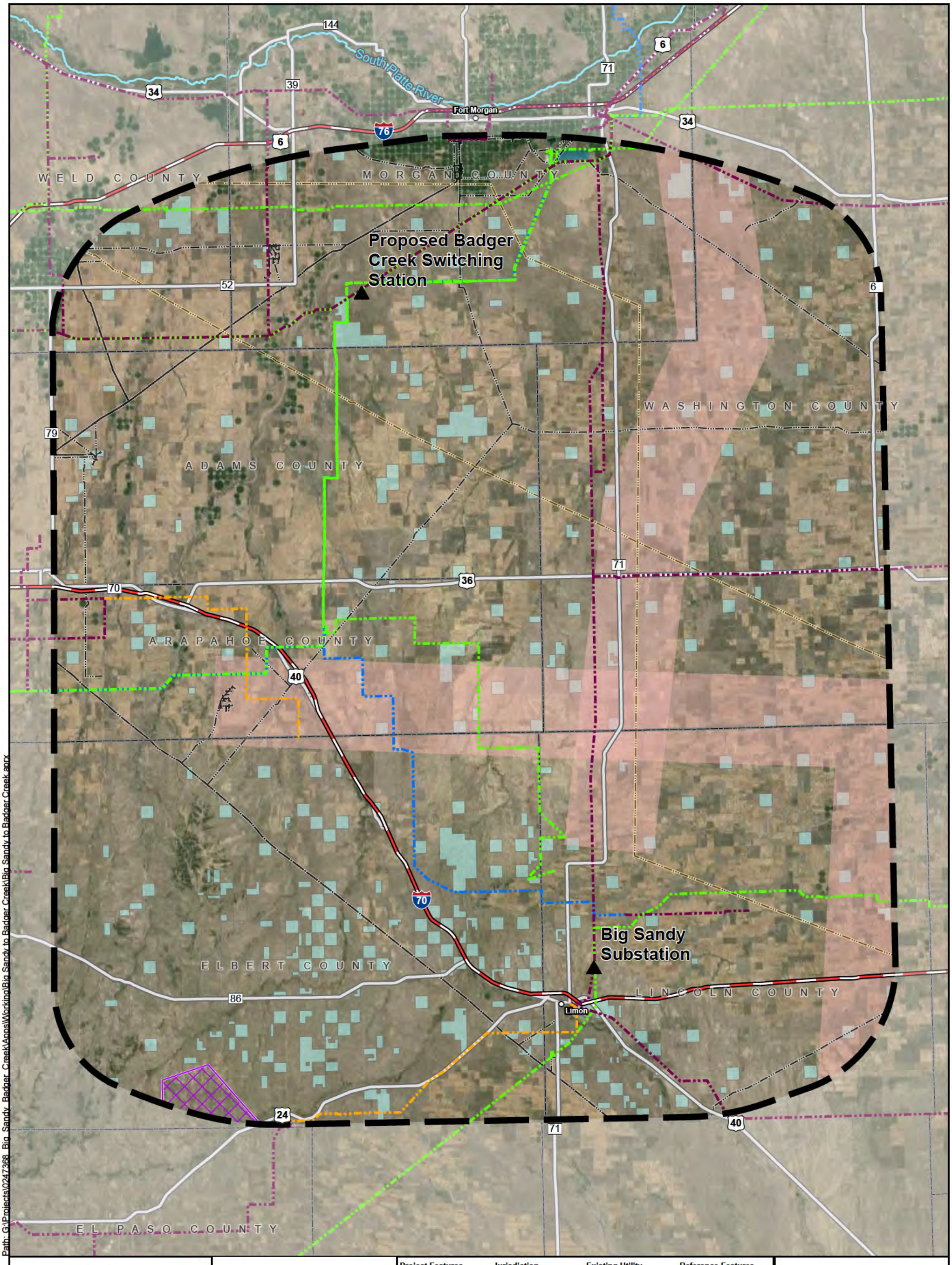

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FIGURE 1
PROJECT STUDY AREA

0 5 10
Miles

POWER ENGINEERS
TRI-STATE

BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

ADAMS, ARAPAHOE, ELBERT, LINCOLN, MORGAN, WASHINGTON, AND WELD COUNTIES, COLORADO

NAD 1983 StatePlane Colorado North FIPS 0501 (US Feet)

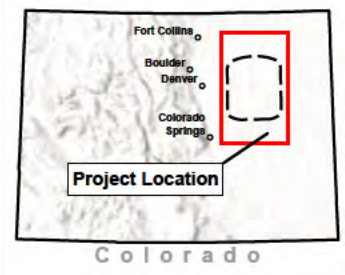
Map Rev: 1 | **Date: 2/20/2024**

Project Features
- Project Terminus
- Project Study Area

Jurisdiction
- State of Colorado
- Local Ownership
- Private

Existing Utility
- 345 kV Transmission
- 230 kV Transmission
- 115 kV Transmission
- 69 kV Transmission
- Oil Pipeline
- Natural Gas Pipeline

Reference Features
- City/Town
- Interstate Highway
- State Highway
- US Highway
- County Boundary
- Special Use Airspace
- Military Training Route



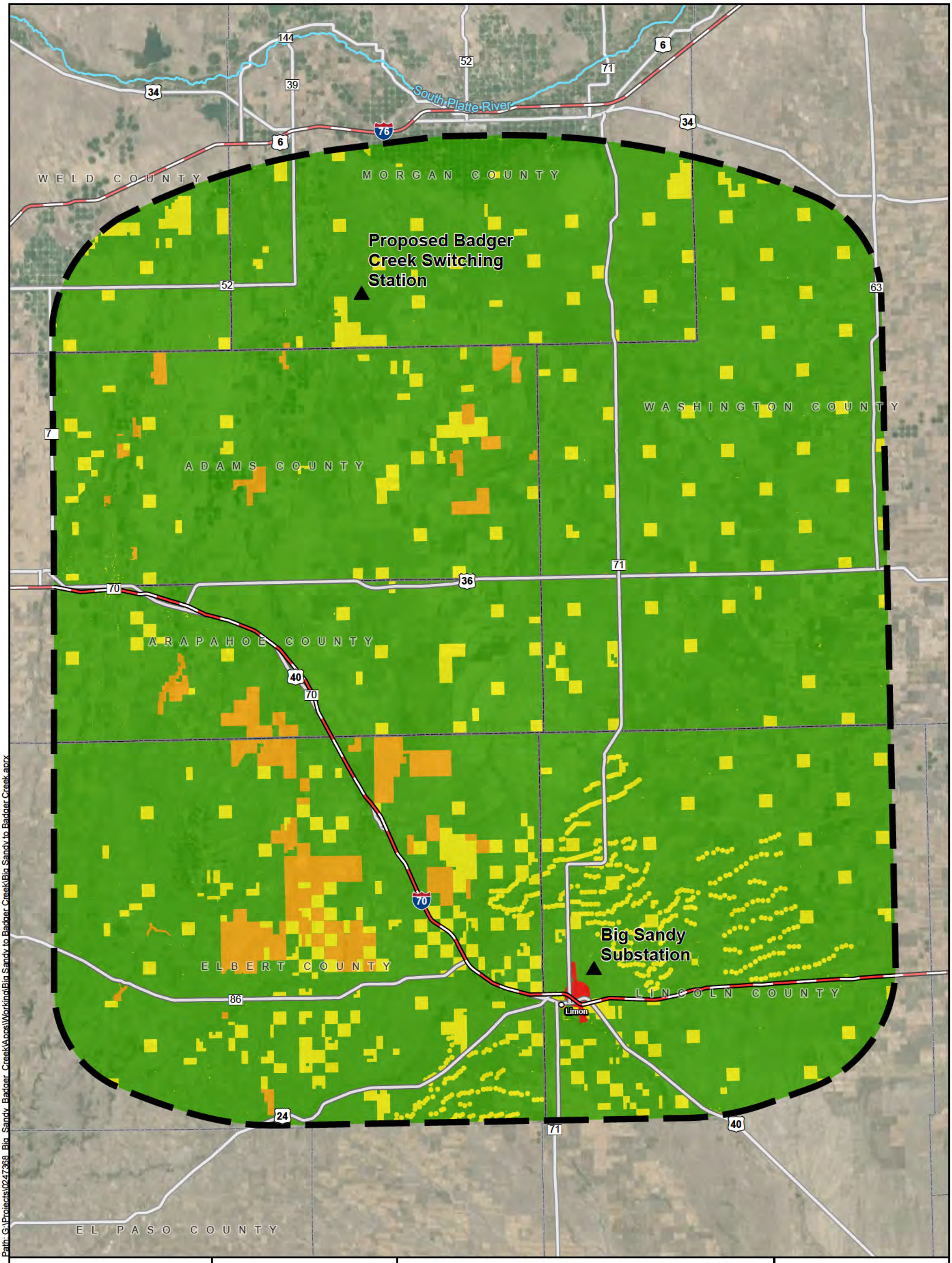


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FIGURE 2A
ENVIRONMENTAL SENSITIVITY

0 5 10
Miles

POWER ENGINEERS
TRI-STATE

BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

ADAMS, ARAPAHOE, ELBERT, LINCOLN, MORGAN, WASHINGTON, AND WELD COUNTIES, COLORADO

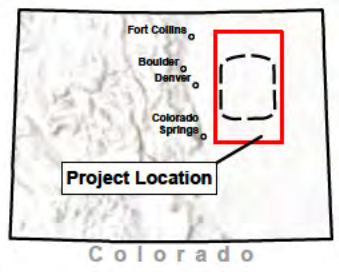
NAD 1983 StatePlane Colorado North FIPS 0501 (US Feet)

Map Rev: 1 | **Date: 2/20/2024**

Sensitivity
- Exclusion
- High
- Moderate
- Low

Project Features
- Project Terminus
- Project Study Area

Reference Features
- City/Town
- Interstate Highway
- State Highway
- US Highway
- County Boundary



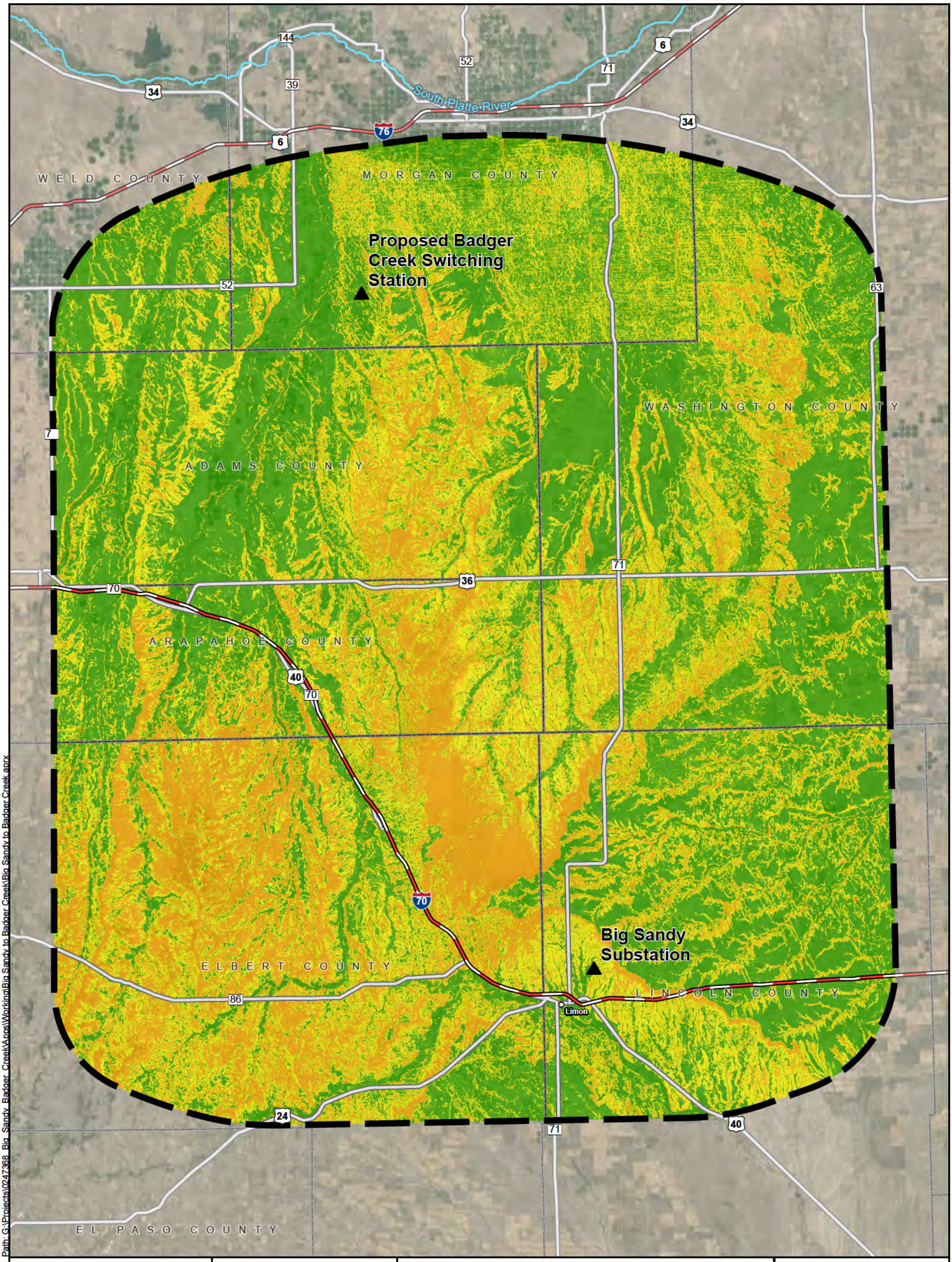


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FIGURE 2B
ENGINEERING SENSITIVITY

0 5 10
Miles

POWER ENGINEERS
TRI-STATE

BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

ADAMS, ARAPAHOE, ELBERT, LINCOLN, MORGAN, WASHINGTON, AND WELD COUNTIES, COLORADO

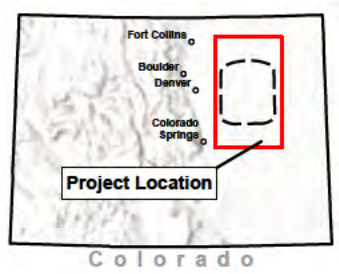
NAD 1983 StatePlane Colorado North FIPS 0501 (US Feet)

Map Rev: 1 | **Date: 2/20/2024**

Sensitivity
- High
- Moderate
- Low

Project Features
- Project Terminus
- Project Study Area

Reference Features
- City/Town
- Interstate Highway
- State Highway
- US Highway
- County Boundary



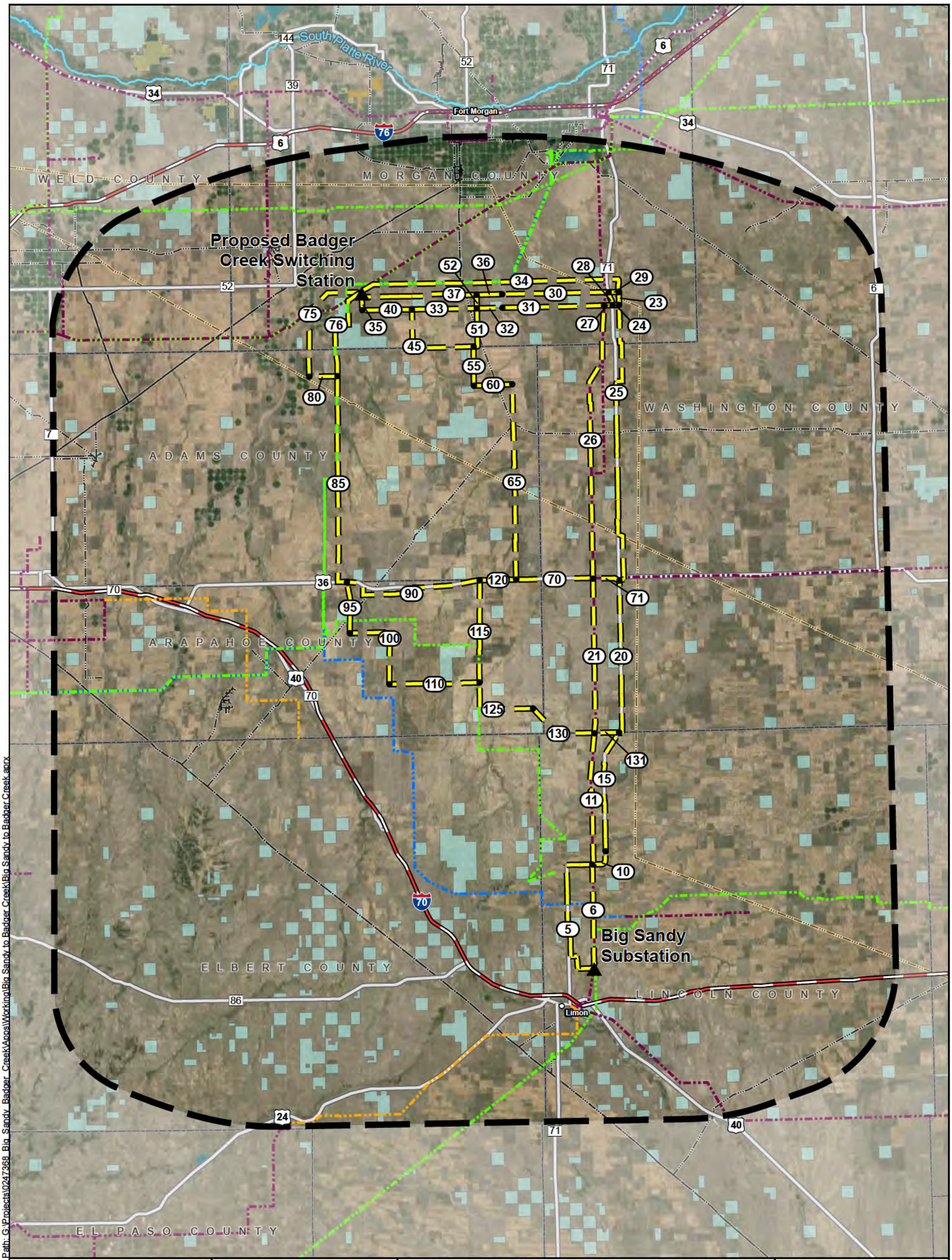


FIGURE 3
ROUTE LINKS

0 5 10
Miles

POWER ENGINEERS
TRI-STATE

BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

ADAMS, ARAPAHOE, ELBERT, LINCOLN, MORGAN, WASHINGTON, AND WELD COUNTIES, COLORADO

NAD 1983 StatePlane Colorado North FIPS 0501 (US Feet)

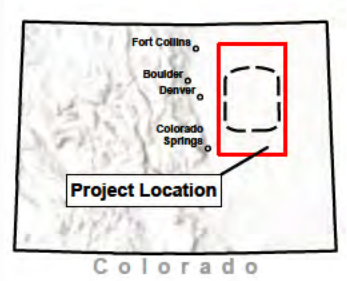
Map Rev: 1 | **Date: 2/20/2024**

Project Features
- Project Terminus
- Preliminary Link Node
- Preliminary Route Link
- Project Study Area

Jurisdiction
- Bureau of Land Management
- Bureau of Reclamation
- State of Colorado
- Local Ownership
- Private

Existing Utility
- 345 kV Transmission
- 230 kV Transmission
- 115 kV Transmission
- 69 kV Transmission
- Oil Pipeline
- Natural Gas Pipeline

Reference Features
- City/Town
- Interstate Highway
- State Highway
- US Highway
- County Boundary



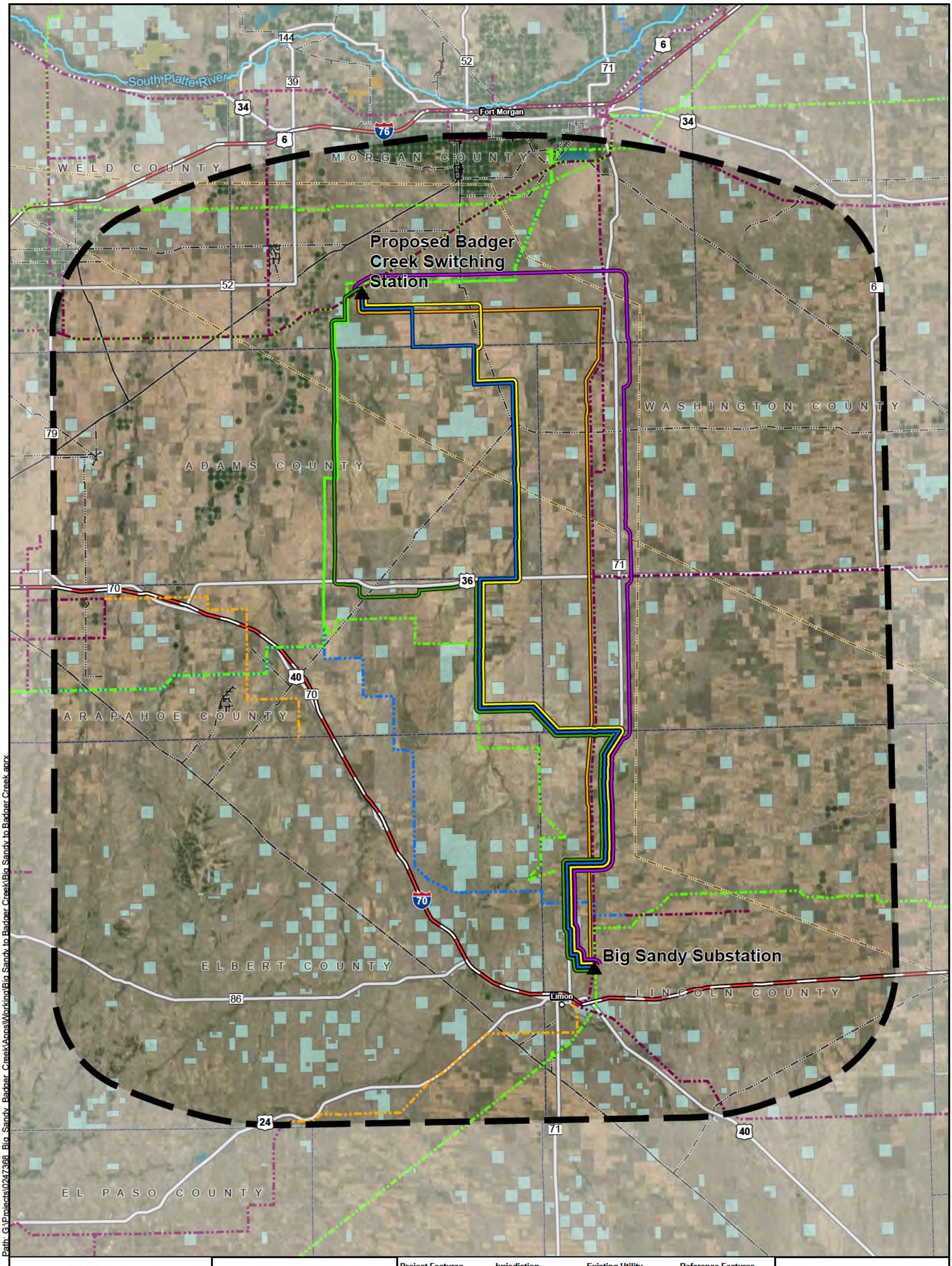


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FIGURE 4
ROUTE ALTERNATIVES

0 5 10
Miles

POWER ENGINEERS
TRI-STATE

BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

ADAMS, ARAPAHOE, ELBERT, LINCOLN, MORGAN, WASHINGTON, AND WELD COUNTIES, COLORADO

NAD 1983 StatePlane Colorado North FIPS 0501 (US Feet)

Map Rev: 1 | **Date: 2/20/2024**

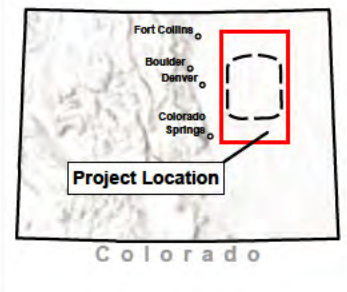
Project Features
- Project Terminus
- Preliminary Route A
- Preliminary Route B
- Preliminary Route C
- Preliminary Route D
- Preliminary Route E
- Project Study Area

Jurisdiction
- Bureau of Land Management
- Bureau of Reclamation
- State of Colorado
- Local Ownership
- Private

Existing Utility
- 345 kV Transmission
- 230 kV Transmission
- 115 kV Transmission
- 69 kV Transmission
- Oil Pipeline
- Natural Gas Pipeline

Reference Features
- City/Town
- Interstate Highway
- State Highway
- US Highway
- County Boundary

NOTE: Route alternatives are offset for visual effect only.



APPENDIX B ROUTING STUDY DATA TABLES

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Tri-State Generation and Transmission Association, Inc.
Big Sandy to Badger Creek Transmission Project
Route Links Data - Sheet 1 of 3
February 2024

Routing Criteria	Route Links														
	5	6	10	11	15	20	21	23	24	25	26	27	28	29	30
Mileage, Parcel Count, and Land Jurisdiction															
Length of Line, in miles	10.0	8.1	3.9	10.3	9.6	12.0	12.0	1.0	0.5	22.3	21.5	0.7	1.0	0.8	8.2
Number of Parcels Crossed	14.0	10.0	7.0	16.0	15.0	16.0	8.0	3.0	3.0	27.0	36.0	2.0	4.0	3.0	13.0
Miles of Federal Government Land Crossed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of State of Colorado Land Crossed	0.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of Local Government Land Crossed, excluding Private Land	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of Private Land Crossed	10.0	8.1	3.9	10.2	9.6	12.0	12.0	1.0	0.5	22.3	21.5	0.7	1.0	0.8	8.2
Parallel Facilities															
Miles Parallel to Local, State, and Federal Roads, excluding Scenic Byways	6.3	-	3.8	2.1	9.4	11.5	0.0	1.0	0.5	15.2	5.8	0.2	1.0	0.0	3.4
Miles Parallel to Scenic Byways	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles Parallel to Railroads	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles Parallel to Transmission Lines	0.1	7.5	-	10.0	-	-	12.0	-	-	-	22.0	0.1	-	-	-
Miles Parallel to Pipelines	-	-	-	-	-	-	-	-	-	0.5	-	-	-	-	-
Miles Parallel to Irrigation Canals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Agricultural Land															
Miles Across Pasture Land/Hay/Barren (NLCD)	8.9	6.0	0.3	7.1	4.5	9.6	11.9	0.2	0.5	10.7	13.0	0.6	0.7	0.8	8.1
Miles Across Irrigated Crops	-	-	-	-	-	-	-	0.2	-	2.4	-	-	-	0.0	-
Miles Across Prime Farmland	0.5	0.6	0.2	1.1	0.8	-	-	0.1	0.1	0.8	-	0.0	0.0	0.1	-
Residential Uses															
Number of Residences within 100 Feet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Number of Residences within 300 Feet	1	-	1	-	3	1	-	-	-	3	-	-	1	-	-
Number of Residences within 660 Feet	3	-	2	-	6	2	-	-	-	3	-	-	2	-	-
Number of Residences within 0.25 Mile	7	-	2	-	7	3	-	-	-	8	-	-	2	-	-
Natural and Cultural Resources															
Miles of Biological Resources Crossed: Critical Habitat and Big Game Winter Range	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of Floodplains / Flood Hazard Areas Crossed	-	-	-	-	-	-	-	1.0	0.5	2.7	-	0.1	0.5	0.6	-
Miles of Colorado Parks and Wildlife Lands Crossed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of Colorado Parks and Wildlife Conservation Waters Crossed	0.5	0.2	-	-	-	-	-	0.7	-	1.7	0.6	-	-	0.4	-
Number of Stream / River Crossings - Perennial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of Wetland Crossed (NWI)	0.1	-	-	0.1	-	0.0	0.0	0.0	-	0.1	0.5	-	-	0.0	0.1
Number of National Register of Historic Places Sites within 0.25 Mile	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of Conservation Easements Crossed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of Geohazards Crossed: Karst Topography, Fault Lines, and Landslide Areas	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Facilities															
Miles of Parks and Open Spaces Crossed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Number of Parks and Open Spaces within 300 Feet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Number of Places of Worship within 300 Feet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Number of Schools within 300 Feet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Number of Hospitals within 300 Feet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Number of Cemeteries within 300 Feet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Environmental Resource Sensitivity															
Miles of Exclusion Composite Sensitivity Crossed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of High Composite Sensitivity Crossed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of Moderate Composite Sensitivity Crossed	0.5	1.7	1.0	1.3	0.7	-	-	-	-	-	-	-	-	-	-
Miles of Low Composite Sensitivity Crossed	10.0	8.1	3.9	10.2	9.6	12.0	12.0	1.0	0.5	22.3	21.5	0.7	1.0	0.8	8.2
Engineering Resource Sensitivity															
Miles of High Engineering Sensitivity Crossed	0.7	0.4	0.1	1.4	0.9	2.3	2.4	-	-	0.5	1.4	0.0	-	-	0.0
Miles of Moderate Engineering Sensitivity Crossed	4.9	4.1	0.2	3.0	4.0	6.2	6.5	0.3	0.0	3.4	3.3	0.1	0.5	0.1	2.2
Miles of Low Engineering Sensitivity Crossed	4.4	3.6	3.6	5.8	4.7	3.5	3.0	0.7	0.5	18.4	16.8	0.6	0.5	0.7	6.1
Resource Sensitivity															
Miles of High Visual Resource Sensitivity Crossed (NRHP)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of High Biological Resource Sensitivity Crossed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of High Cultural Resource Sensitivity Crossed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous															
Number of Angles > or = 30 Degrees	7	4	2	4	6	1	-	-	-	12	6	-	-	-	-
Number of Airstrips Crossed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of Airport Approach Surface Crossed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of Military Training Routes / Military Operations Areas Crossed	-	-	-	9.1	9.5	12.0	11.0	-	-	9.3	-	-	-	-	-
Number of Oil / Gas Wells within 200 Feet	-	-	-	-	-	-	-	2	-	-	-	-	-	1	-
Number of Water Wells within 200 Feet	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
Number of Wind Turbines within 1,000 Feet	3	11	4	7	3	-	-	-	-	-	-	-	-	-	-
Number of Communication Towers within 1,000 Feet	3	4	-	3	-	2	-	-	-	-	1	-	-	-	-

Tri-State Generation and Transmission Association, Inc.
Big Sandy to Badger Creek Transmission Project
Route Links Data - Sheet 2 of 3
February 2024

Routing Criteria	Route Links												
	31	32	33	34	35	36	37	40	45	51	52	55	60
Mileage, Parcel Count, and Land Jurisdiction													
Length of Line, in miles	7.9	2.0	5.0	21.2	1.3	2.0	9.0	3.8	7.7	3.2	1.0	3.0	3.0
Number of Parcels Crossed	12.0	2.0	10.0	36.0	3.0	4.0	13.0	4.0	18.0	6.0	4.0	6.0	6.0
Miles of Federal Government Land Crossed	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of State of Colorado Land Crossed	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of Local Government Land Crossed, excluding Private Land	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of Private Land Crossed	7.8	2.0	5.0	21.2	1.3	2.0	9.0	3.8	7.7	3.2	1.0	3.0	3.0
Parallel Facilities													
Miles Parallel to Local, State, and Federal Roads, excluding Scenic Byways	1.0	0.1	1.1	14.3	-	1.1	2.0	3.0	7.6	3.3	1.1	3.0	2.9
Miles Parallel to Scenic Byways	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles Parallel to Railroads	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles Parallel to Transmission Lines	0.0	-	-	10.3	-	-	-	-	-	-	-	-	-
Miles Parallel to Pipelines	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles Parallel to Irrigation Canals	-	-	-	-	-	-	-	-	-	-	-	-	-
Agricultural Land													
Miles Across Pasture Land/Hay/Barren (NLCD)	6.9	2.0	2.7	15.9	1.3	2.0	8.1	2.0	4.9	0.8	0.6	0.5	0.1
Miles Across Irrigated Crops	-	-	-	0.5	-	-	-	-	-	-	-	-	-
Miles Across Prime Farmland	0.5	0.0	0.7	1.4	-	0.8	0.9	-	2.0	-	0.2	1.6	2.7
Residential Uses													
Number of Residences within 100 Feet	-	0	0	2	-	0	0	0	0	0	0	0	0
Number of Residences within 300 Feet	-	0	0	4	-	0	0	0	0	0	0	0	0
Number of Residences within 660 Feet	-	0	0	5	-	0	1	0	0	1	0	0	0
Number of Residences within 0.25 Mile	-	0	0	8	-	0	3	0	0	1	0	0	2
Natural and Cultural Resources													
Miles of Biological Resources Crossed: Critical Habitat and Big Game Winter Range	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of Floodplains / Flood Hazard Areas Crossed	0.5	-	1.0	2.0	-	0.7	0.3	0.1	0.5	-	-	-	-
Miles of Colorado Parks and Wildlife Lands Crossed	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of Colorado Parks and Wildlife Conservation Waters Crossed	-	-	-	0.3	-	-	-	-	-	-	-	-	-
Number of Stream / River Crossings - Perennial	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of Wetland Crossed (NWI)	0.1	0.0	0.2	0.2	-	-	-	-	0.0	0.0	-	-	-
Number of National Register of Historic Places Sites within 0.25 Mile	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of Conservation Easements Crossed	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of Geohazards Crossed: Karst Topography, Fault Lines, and Landslide Areas	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Facilities													
Miles of Parks and Open Spaces Crossed	-	-	-	-	-	-	-	-	-	-	-	-	-
Number of Parks and Open Spaces within 300 Feet	-	-	-	-	-	-	-	-	-	-	-	-	-
Number of Places of Worship within 300 Feet	-	-	-	-	-	-	-	-	-	-	-	-	-
Number of Schools within 300 Feet	-	-	-	-	-	-	-	-	-	-	-	-	-
Number of Hospitals within 300 Feet	-	-	-	-	-	-	-	-	-	-	-	-	-
Number of Cemeteries within 300 Feet	-	-	-	-	-	-	-	-	-	-	-	-	-
Environmental Resource Sensitivity													
Miles of Exclusion Composite Sensitivity Crossed	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of High Composite Sensitivity Crossed	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of Moderate Composite Sensitivity Crossed	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of Low Composite Sensitivity Crossed	7.8	2.0	5.0	21.2	1.3	2.0	9.0	3.8	7.7	3.2	1.0	3.0	3.0
Engineering Resource Sensitivity													
Miles of High Engineering Sensitivity Crossed	0.1	0.0	0.6	1.0	-	0.0	1.0	0.0	0.8	0.1	-	0.3	-
Miles of Moderate Engineering Sensitivity Crossed	2.8	0.5	1.8	4.4	0.2	0.1	3.0	0.7	3.2	0.6	0.0	1.1	0.6
Miles of Low Engineering Sensitivity Crossed	5.0	1.4	2.6	15.8	1.1	1.9	5.1	3.1	3.7	2.5	1.0	1.6	2.4
Resource Sensitivity													
Miles of High Visual Resource Sensitivity Crossed (NRHP)	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of High Biological Resource Sensitivity Crossed	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of High Cultural Resource Sensitivity Crossed	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous													
Number of Angles > or = 30 Degrees	-	-	-	7	-	-	4	-	3	2	-	-	-
Number of Airstrips Crossed	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of Airport Approach Surface Crossed	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of Military Training Routes / Military Operations Areas Crossed	-	-	-	-	-	-	-	-	-	-	-	-	-
Number of Oil / Gas Wells within 200 Feet	-	-	1	3	-	-	3	-	-	-	-	-	-
Number of Water Wells within 200 Feet	-	-	-	1	1	-	-	-	-	-	-	-	-
Number of Wind Turbines within 1,000 Feet	-	-	-	-	-	-	-	-	-	-	-	-	-
Number of Communication Towers within 1,000 Feet	-	-	-	-	-	-	-	-	5	-	-	-	-

Tri-State Generation and Transmission Association, Inc.

Big Sandy to Badger Creek Transmission Project

Route Links Data - Sheet 3 of 3

February 2024

Routing Criteria	Route Links															
	65	70	71	75	76	80	85	90	95	100	110	115	120	125	130	131
Mileage, Parcel Count, and Land Jurisdiction																
Length of Line, in miles	15.2	5.9	2.1	9.8	8.1	2.2	16.7	11.5	3.9	7.1	7.0	7.9	2.8	6.2	5.6	1.9
Number of Parcels Crossed	25.0	10.0	5.0	26.0	11.0	4.0	22.0	17.0	7.0	13.0	14.0	11.0	4.0	9.0	7.0	4.0
Miles of Federal Government Land Crossed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of State of Colorado Land Crossed	-	-	-	-	3.0	-	-	-	-	-	-	-	-	-	-	-
Miles of Local Government Land Crossed, excluding Private Land	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of Private Land Crossed	15.2	5.9	2.1	9.8	5.0	2.2	16.7	11.5	3.9	7.1	7.0	7.9	2.8	6.2	5.6	1.9
Parallel Facilities																
Miles Parallel to Local, State, and Federal Roads, excluding Scenic Byways	15.0	5.7	-	4.6	0.1	2.2	12.7	6.5	3.5	6.3	5.7	5.4	2.8	-	4.4	1.9
Miles Parallel to Scenic Byways	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles Parallel to Railroads	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles Parallel to Transmission Lines	-	-	-	0.6	4.0	0.1	6.1	-	-	-	-	1.8	-	-	0.0	0.1
Miles Parallel to Pipelines	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles Parallel to Irrigation Canals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Agricultural Land																
Miles Across Pasture Land/Hay/Barren (NLCD)	7.4	5.2	2.1	6.2	7.9	1.4	9.8	9.9	3.9	7.1	6.3	5.3	2.7	6.1	4.0	0.4
Miles Across Irrigated Crops	-	-	-	0.4	-	-	-	-	-	-	-	-	-	-	-	-
Miles Across Prime Farmland	7.3	1.1	-	1.7	0.2	-	6.2	2.9	1.3	0.7	0.7	1.1	0.6	1.0	0.5	-
Residential Uses																
Number of Residences within 100 Feet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Number of Residences within 300 Feet	2	-	-	3	-	-	1	-	-	-	-	-	-	-	-	-
Number of Residences within 660 Feet	3	1	1	4	-	-	1	-	1	1	-	1	-	-	-	-
Number of Residences within 0.25 Mile	3	1	2	4	1	-	1	1	1	2	-	1	-	-	-	-
Natural and Cultural Resources																
Miles of Biological Resources Crossed: Critical Habitat and Big Game Winter Range	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of Floodplains / Flood Hazard Areas Crossed	-	-	-	1.6	0.3	1.0	0.2	0.4	-	0.8	0.3	-	-	-	-	-
Miles of Colorado Parks and Wildlife Lands Crossed	-	-	-	-	3.0	-	-	-	-	-	-	-	-	-	-	-
Miles of Colorado Parks and Wildlife Conservation Waters Crossed	-	0.3	-	0.9	0.3	0.4	0.3	0.3	-	0.6	0.3	-	-	0.5	-	-
Number of Stream / River Crossings - Perennial	-	-	-	-	-	1.0	-	-	-	-	-	-	-	-	-	-
Miles of Wetland Crossings	-	-	0.0	0.0	0.0	0.0	0.0	0.1	-	0.0	0.1	0.0	-	-	0.0	-
Number of National Register of Historic Places Sites within 0.25 Mile	-	-	1.0	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of Conservation Easements Crossed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of Geohazards Crossed: Karst Topography, Fault Lines, and Landslide Areas	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Facilities																
Miles of Parks and Open Spaces Crossed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Number of Parks and Open Spaces within 300 Feet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Number of Places of Worship within 300 Feet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Number of Schools within 300 Feet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Number of Hospitals within 300 Feet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Number of Cemeteries within 300 Feet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Environmental Resource Sensitivity																
Miles of Exclusion Composite Sensitivity Crossed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of High Composite Sensitivity Crossed	-	-	0.5	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of Moderate Composite Sensitivity Crossed	0.0	-	-	-	3.0	-	-	-	-	-	-	-	-	-	-	-
Miles of Low Composite Sensitivity Crossed	15.2	5.9	2.1	9.8	8.1	2.2	16.7	11.5	3.9	7.1	7.0	7.9	2.8	6.2	5.6	1.9
Engineering Resource Sensitivity																
Miles of High Engineering Sensitivity Crossed	0.5	0.5	0.2	0.1	0.4	0.0	0.0	1.7	0.2	1.4	1.3	1.3	0.3	0.7	0.1	0.4
Miles of Moderate Engineering Sensitivity Crossed	3.6	2.2	1.1	1.1	2.2	0.2	5.0	6.0	0.6	3.0	4.0	4.3	1.1	3.5	3.7	1.2
Miles of Low Engineering Sensitivity Crossed	11.1	3.3	0.9	8.6	5.5	2.0	11.6	3.8	3.1	2.7	1.7	2.3	1.4	2.1	1.8	0.3
Resource Sensitivity																
Miles of High Visual Resource Sensitivity Crossed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of High Biological Resource Sensitivity Crossed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of High Cultural Resource Sensitivity Crossed	-	-	0.5	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous																
Number of Angles > or = 30 Degrees	6	-	2	8	4	-	6	4	-	2	2	-	-	1	1	-
Number of Airstrips Crossed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of Airport Approach Surface Crossed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miles of Military Training Routes / Military Operations Areas Crossed	-	-	2.0	-	-	-	-	-	-	1.6	7.0	1.2	-	6.2	5.6	1.9
Number of Oil / Gas Wells within 200 Feet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Number of Water Wells within 200 Feet	-	-	-	3	-	-	-	1	-	1	-	-	-	-	-	-
Number of Wind Turbines within 1,000 Feet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Number of Communication Towers within 1,000 Feet	-	-	-	-	-	-	-	5	-	-	-	-	-	-	-	-

Tri-State Generation and Transmission Association, Inc.

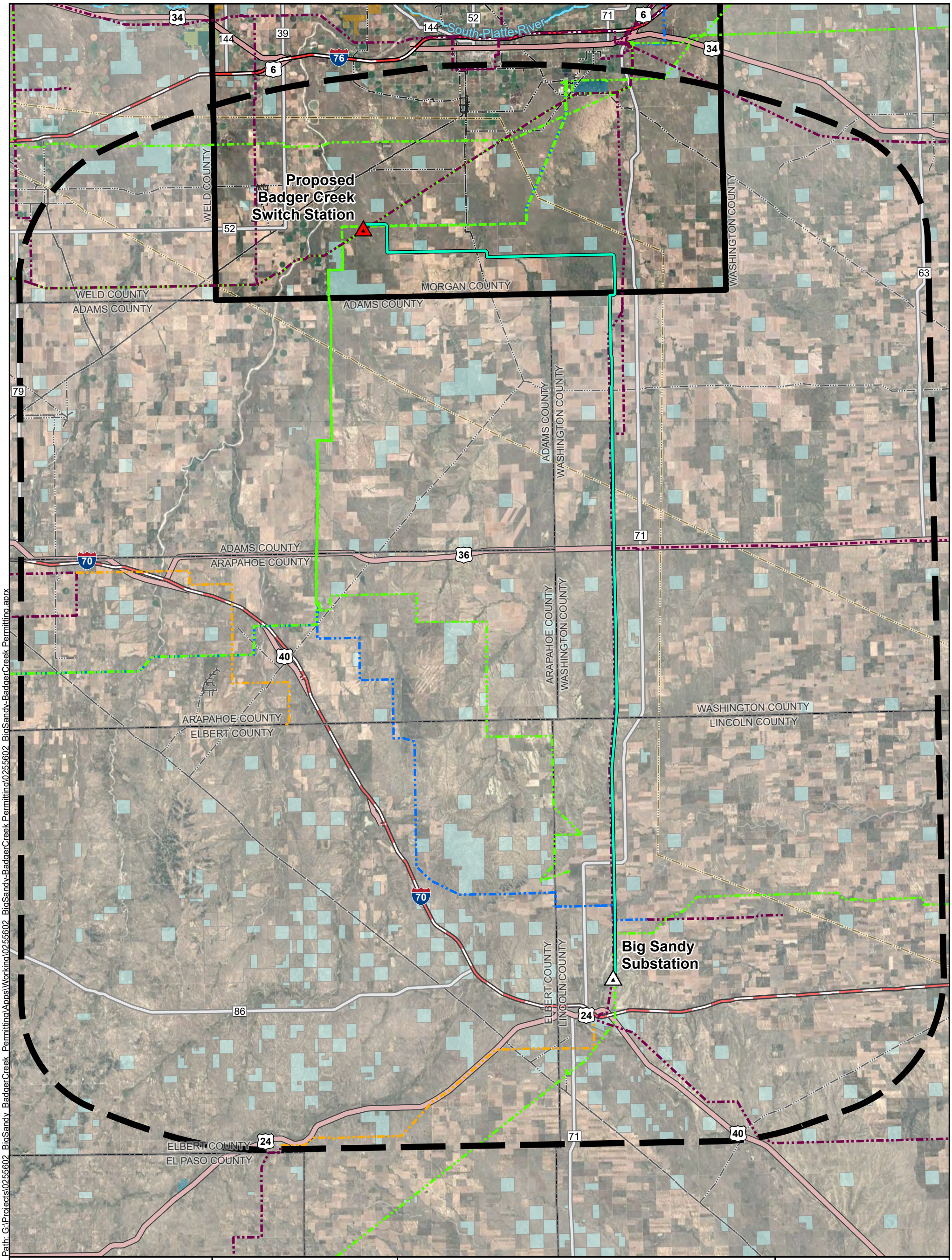
Big Sandy to Badger Creek Transmission Project

Route Alternatives

February 2024

Routing Criteria	Route Alternatives				
	A	B	C	D	E
Mileage, Parcel Count, and Land Jurisdiction					
Length of Line, in miles	81.4	82.4	71.7	79.9	81.9
Number of Parcels Crossed	107	115	98	114	118
Miles of Federal Government Land Crossed	-	-	-	-	-
Miles of State of Colorado Land Crossed	3.0	0.0	-	0.0	0.0
Miles of Local Government Land Crossed, excluding Private Land	-	-	-	-	-
Miles of Private Land Crossed	78.3	82.4	71.7	79.9	81.9
Facilities Paralleled and Crossed					
Miles Parallel to Local, State, and Federal Roads, excluding Scenic Byways	50.0	61.8	15.1	61.3	65.1
Number of Local, State, and Federal Roads Crossed, excluding Scenic Byways	34	45	33	51	46
Miles Parallel to Scenic Byways	-	-	-	-	-
Miles Parallel to Railroads	-	-	-	-	-
Miles Parallel to Transmission Lines	11.8	1.8	50.6	9.6	1.8
Number of Transmission Line Crossings	3	3	7	4	3
Miles Parallel to Pipelines	-	-	-	0.5	-
Miles Parallel to Irrigation Canals	-	-	-	-	-
Agricultural Land					
Miles Across Pasture Land/Hay/Barren (NLCD)	57.1	47.1	52.7	50.2	48.4
Miles Across Irrigated Crops	-	-	-	3.1	-
Miles Across Prime Farmland	13.5	17.1	3.1	3.9	18.3
Residential Uses					
Number of Residences within 100 Feet	-	-	-	2	-
Number of Residences within 300 Feet	6	7	-	13	7
Number of Residences within 660 Feet	12	15	-	20	14
Number of Residences within 0.25 Mile	19	22	-	33	21
Natural and Cultural Resources					
Miles of Biological Resources Crossed: Critical Habitat and Big Game Winter Range	-	-	-	-	-
Miles of Floodplains / Flood Hazard Areas Crossed	0.8	1.1	1.6	5.7	0.6
Miles of Colorado Parks and Wildlife Lands Crossed	3.0	-	-	-	-
Miles of Colorado Parks and Wildlife Conservation Waters Crossed	1.9	1.0	0.8	3.3	1.0
Number of Stream / River Crossings - Perennial	-	-	-	-	-
Miles of Wetland Crossed (NWI)	0.2	0.3	0.8	0.3	0.1
Number of National Register of Historic Places Sites within 0.25 Mile	-	-	-	-	-
Miles of Conservation Easements Crossed	-	-	-	-	-
Miles of Geohazards Crossed: Karst Topography, Fault Lines, and Landslide Areas	-	-	-	-	-
Community Facilities					
Miles of Parks and Open Spaces Crossed	-	-	-	-	-
Number of Parks and Open Spaces within 300 Feet	-	-	-	-	-
Number of Places of Worship within 300 Feet	-	-	-	-	-
Number of Schools within 300 Feet	-	-	-	-	-
Number of Hospitals within 300 Feet	-	-	-	-	-
Number of Cemeteries within 300 Feet	1	-	1	1	1
Environmental Resource Sensitivity					
Miles of Exclusion Composite Sensitivity Crossed	-	-	-	-	-
Miles of High Composite Sensitivity Crossed	-	-	-	-	-
Miles of Moderate Composite Sensitivity Crossed	5.3	2.2	3.0	2.2	2.2
Miles of Low Composite Sensitivity Crossed	81.4	82.4	71.7	79.9	81.9
Engineering Resource Sensitivity					
Miles of High Engineering Sensitivity Crossed	6.1	6.0	6.4	5.4	6.0
Miles of Moderate Engineering Sensitivity Crossed	35.0	31.5	22.9	23.3	32.3
Miles of Low Engineering Sensitivity Crossed	40.2	45.0	42.4	51.1	43.6
Resource Sensitivity					
Miles of High Visual Resource Sensitivity Crossed (NRHP)	-	-	-	-	-
Miles of High Biological Resource Sensitivity Crossed	-	-	-	-	-
Miles of High Cultural Resource Sensitivity Crossed	-	-	-	-	-
Miscellaneous					
Number of Angles > or = 30 Degrees	36	35	18	38	36
Number of Airstrips Crossed	-	-	-	-	-
Miles of Airport Approach Surface Crossed	-	-	-	-	-
Miles of Military Training Routes / Military Operations Areas Crossed	24.4	24.4	20.1	30.8	24.4
Number of Oil / Gas Wells within 200 Feet	-	1	1	4	-
Number of Water Wells within 200 Feet	1	1	1	1	1
Number of Wind Turbines within 1,000 Feet	10	10	17	10	10
Number of Communication Towers within 1,000 Feet	3	1	3	1	2

APPENDIX B MAPS



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PROJECT OVERVIEW MAP

0 3 6 9

Miles

POWER ENGINEERS MEMBER OF WSP

TRI-STATE

BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

1041 APPLICATION
MORGAN COUNTY, COLORADO

NAD 1983 STATEPLANE COLORADO NORTH FIPS 0501 (US FEET)

1:400,000	1 inch = 6 miles
Map Rev: 1	Date: 7/28/2025

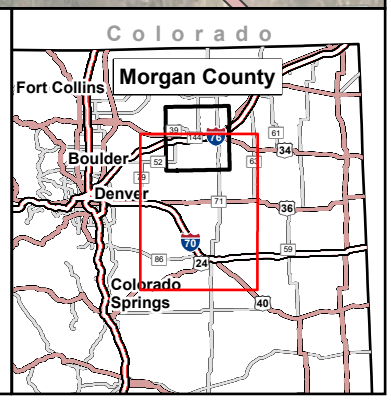
Project Features
- Project Substation
- Proposed Badger Creek Switch Station
- Preliminary Preferred Route
- Project Study Area
- Morgan County Boundary

Jurisdiction
- Bureau of Land Management
- Bureau of Reclamation
- State of Colorado
- Local Ownership
- Private

Existing Utility
- 345 kV Transmission
- 230 kV Transmission
- 115 kV Transmission
- 69 kV Transmission
- Oil Pipeline
- Natural Gas Pipeline

Reference Features
- Interstate Highway
- State Highway
- US Highway
- County Boundary

NOTE: Route alternative has been offset cartographically to show underlying parallel facilities.



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DETAILED MAP SHEET
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0 250 500
US Feet

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BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

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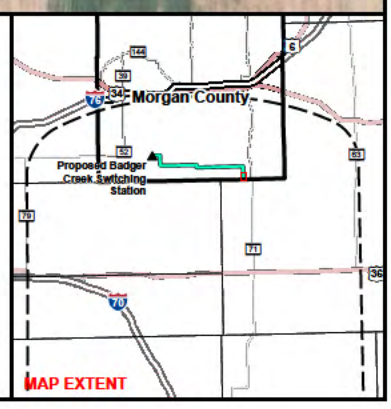
Map Rev: 1 | Date: 6/24/2025

Project Features
- Proposed Route C
- Project Study Area
- Page Boundary

Jurisdiction
- Private

Water Resources
- Wetland (NWI)

Reference Features
- Local Road
- County Boundary
- Township
- Section



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US Feet

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Reference Features
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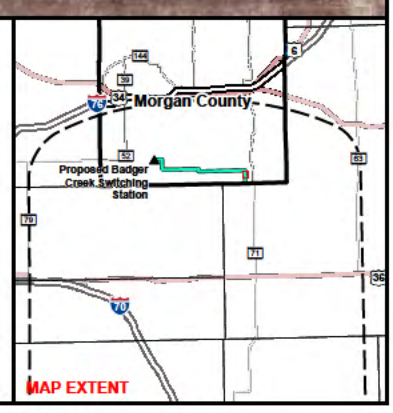
- Township
- Section



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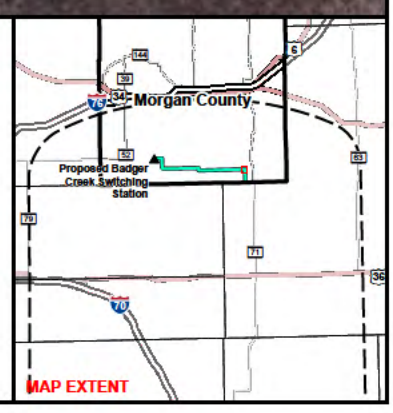

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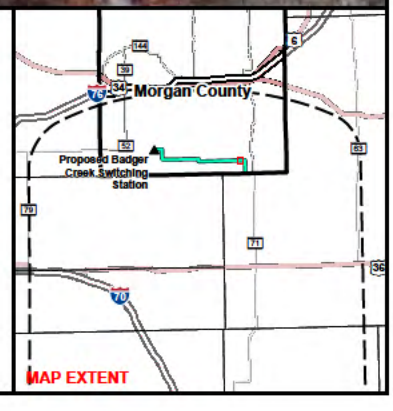
- Private

Water Resources
- Stream/River (NHD)
- Wetland (NWI)
- Township
- Section



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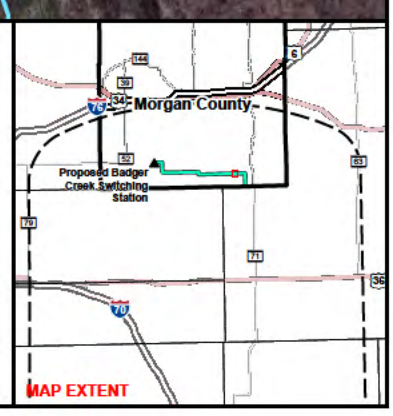

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- Township
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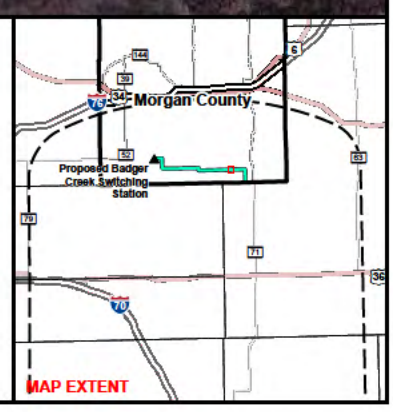

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Project Features
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- Project Study Area
- Page Boundary

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Reference Features
- Local Road
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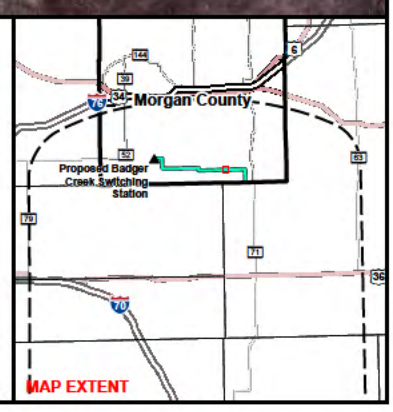
- Section



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DETAILED MAP SHEET
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US Feet

POWER ENGINEERS
TRI-STATE

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MORGAN COUNTY, COLORADO

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Project Features
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Water Resources
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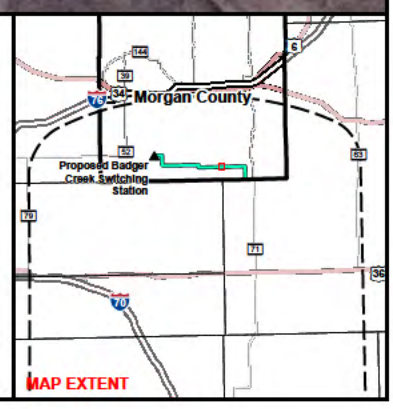
Reference Features
- Local Road
- Township
- Section



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BADGER CREEK RD

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CO RD 22

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DETAILED MAP SHEET
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0 250 500
US Feet

POWER ENGINEERS

TRI-STATE

BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

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MORGAN COUNTY, COLORADO

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Map Rev: 1

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Project Features
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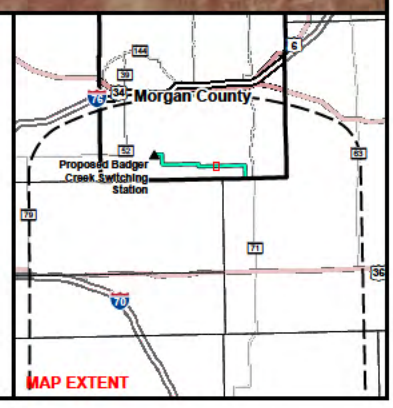
- Project Study Area
- Page Boundary

Jurisdiction
- Private

Water Resources
- Stream/River (NHD)
- Wetland (NWI)
- 100-Year Floodplain

Reference Features
- Local Road
- Township
- Section



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Badger Creek

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BADGER CREEK RD

CO RD 22

CO RD C

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DETAILED MAP SHEET
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0 250 500
US Feet

BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

1041 APPLICATION
MORGAN COUNTY, COLORADO

NAD 1983 STATEPLANE COLORADO NORTH FIPS 0501 (US FEET)

Map Rev: 1 | Date: 6/24/2025

POWER ENGINEERS | TRI-STATE

Project Features
- Proposed Route C
- Project Study Area
- Page Boundary

Jurisdiction
- Private

Water Resources
- Stream/River (NHD)
- Wetland (NWI)
- 100-Year Floodplain

Reference Features
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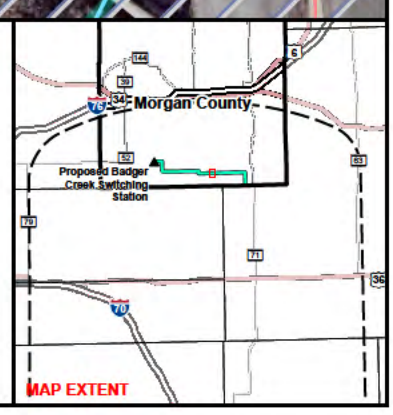
- Township
- Section



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DETAILED MAP SHEET
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0 250 500
US Feet

POWER ENGINEERS
TRI-STATE

BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

1041 APPLICATION
MORGAN COUNTY, COLORADO

NAD 1983 STATEPLANE COLORADO NORTH FIPS 0501 (US FEET)

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Project Features
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Water Resources
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- Wetland (NWI)
- 100-Year Floodplain

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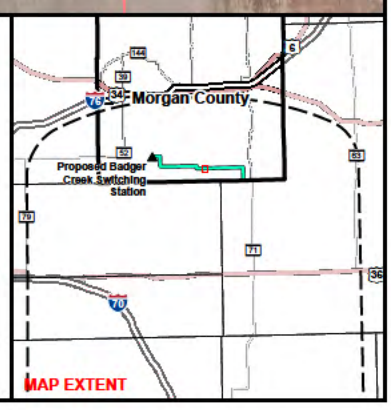
- Local Road
- Township
- Section



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CO RD C
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POWER ENGINEERS
TRI-STATE

BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

1041 APPLICATION
MORGAN COUNTY, COLORADO

NAD 1983 STATEPLANE COLORADO NORTH FIPS 0501 (US FEET)

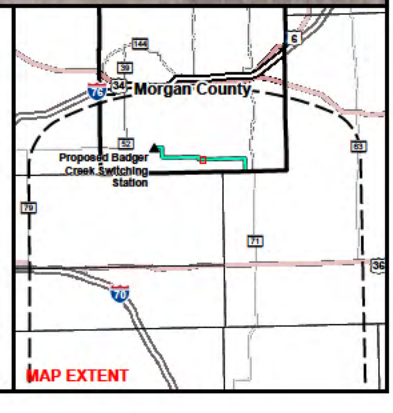
Map Rev: 1 | Date: 6/24/2025

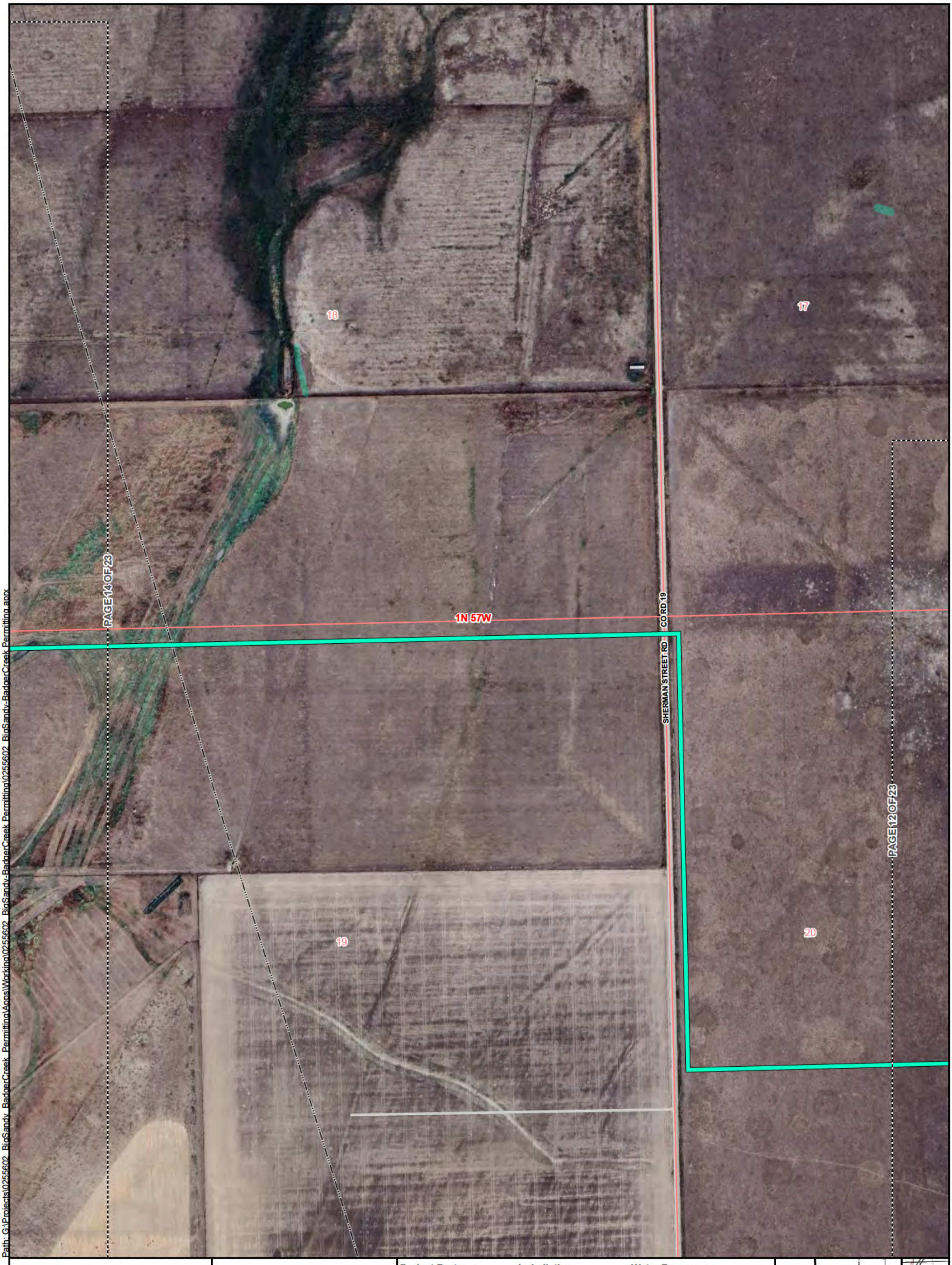
Project Features
- Proposed Route C
- Project Study Area
- Page Boundary

Jurisdiction
- State of Colorado
- Private

Water Resources
- Stream/River (NHD)
- Wetland (NWI)

Reference Features
- Local Road
- Township
- Section





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POWER ENGINEERS
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BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

1041 APPLICATION
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NAD 1983 STATEPLANE COLORADO NORTH FIPS 0501 (US FEET)

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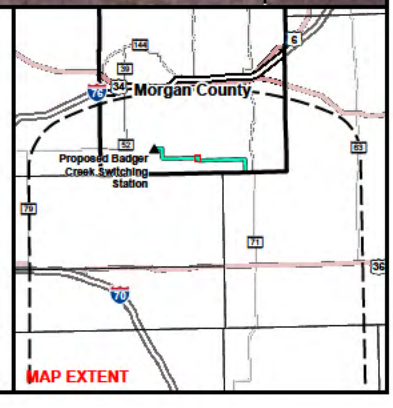
Project Features
- Proposed Route C
- Project Study Area
- Page Boundary

Jurisdiction
- Private

Existing Utility
- Natural Gas Pipeline

Water Resources
- Wetland (NWI)

Reference Features
- Local Road
- Township
- Section



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BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

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Map Rev: 1 | Date: 6/24/2025

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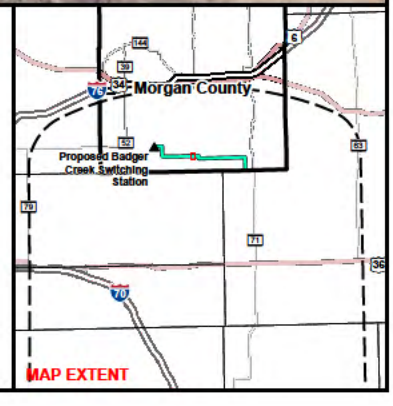
Project Features
- Proposed Route C
- Project Study Area
- Page Boundary

Jurisdiction
- Private

Existing Utility
- Natural Gas Pipeline

Water Resources
- Stream/River (NHD)
- Wetland (NWI)

Reference Features
- Local Road
- Township
- Section



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POWER ENGINEERS

TRI-STATE

BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

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MORGAN COUNTY, COLORADO

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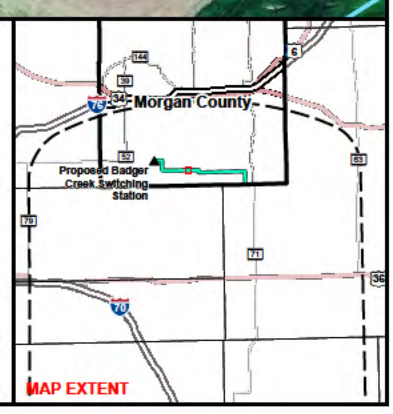
Date: 6/24/2025

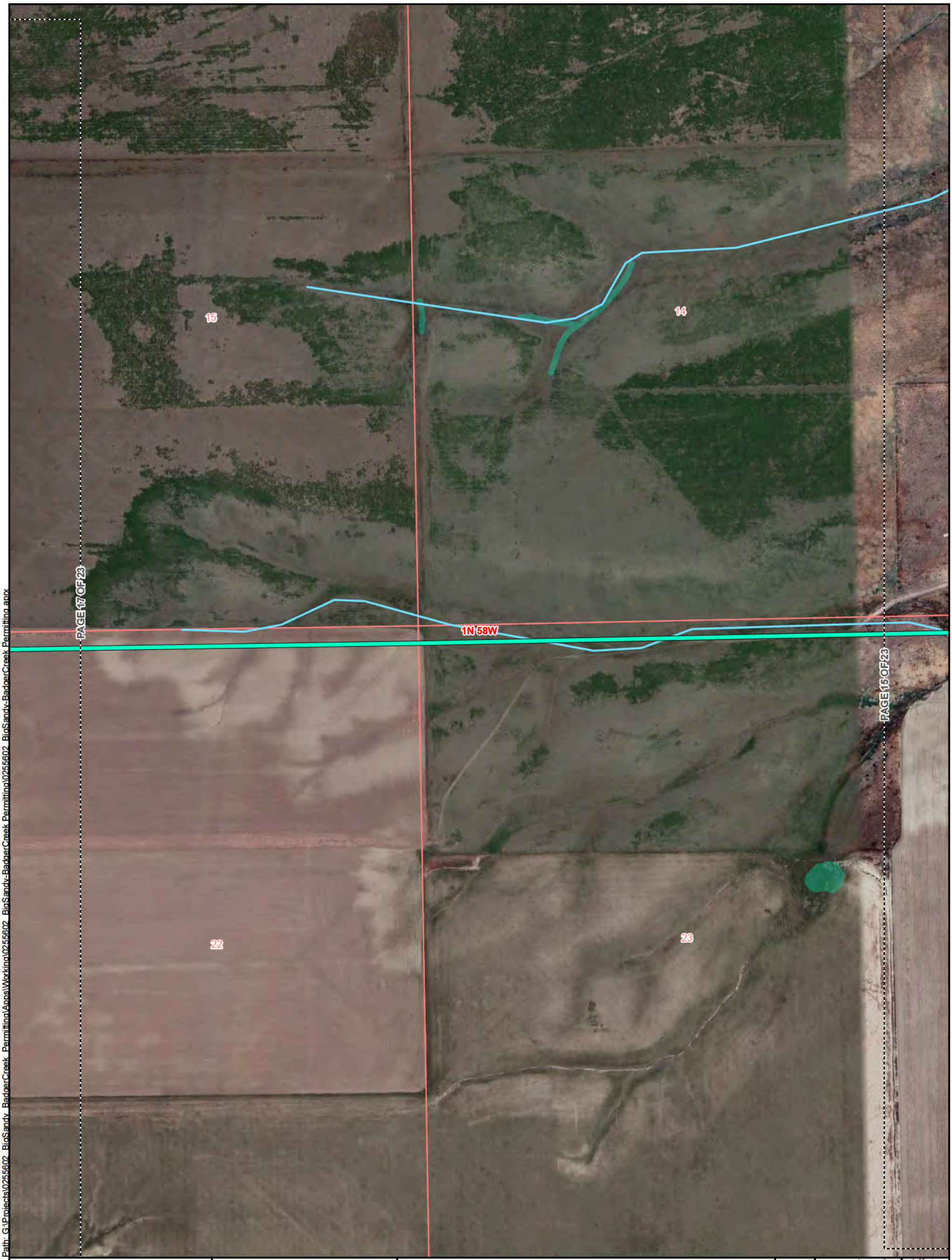
Project Features
- Proposed Route C
- Project Study Area
- Page Boundary

Jurisdiction
- Private

Water Resources
- Stream/River (NHD)
- Wetland (NWI)

Reference Features
- Local Road
- Township
- Section





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POWER ENGINEERS
TRI-STATE

BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

1041 APPLICATION
MORGAN COUNTY, COLORADO

NAD 1983 STATEPLANE COLORADO NORTH FIPS 0501 (US FEET)

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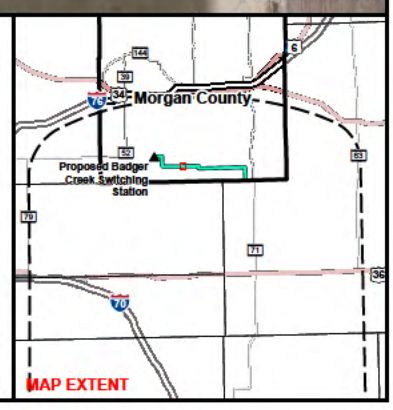
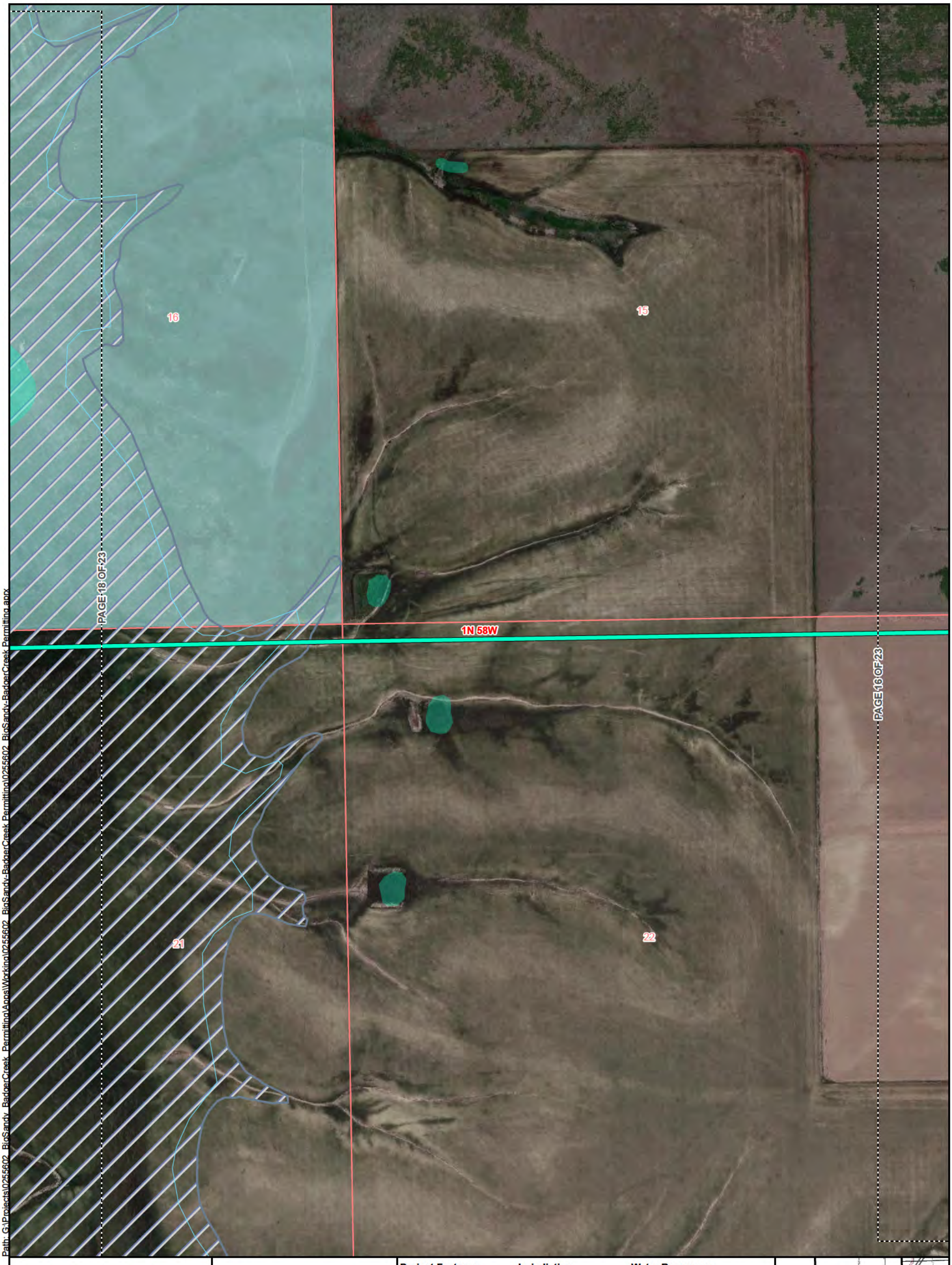
Project Features
- Proposed Route C
- Project Study Area
- Page Boundary

Jurisdiction
- Private

Water Resources
- Stream/River (NHD)
- Wetland (NWI)

Reference Features
- Local Road
- Township
- Section





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DETAILED MAP SHEET
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US Feet

POWER ENGINEERS
TRI-STATE

BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

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MORGAN COUNTY, COLORADO

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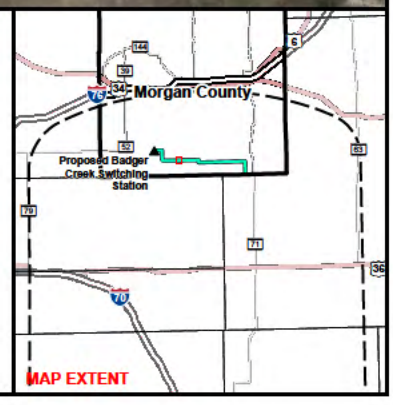
Project Features
- Proposed Route C
- Project Study Area
- Page Boundary

Jurisdiction
- State of Colorado
- Private

Water Resources
- Wetland (NWI)
- Waterbody (NHD)
- 100-Year Floodplain
- Township
- Section



Sand Arroyo Creek

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DETAILED MAP SHEET
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US Feet

POWER ENGINEERS

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BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

1041 APPLICATION
MORGAN COUNTY, COLORADO

NAD 1983 STATEPLANE COLORADO NORTH FIPS 0501 (US FEET)

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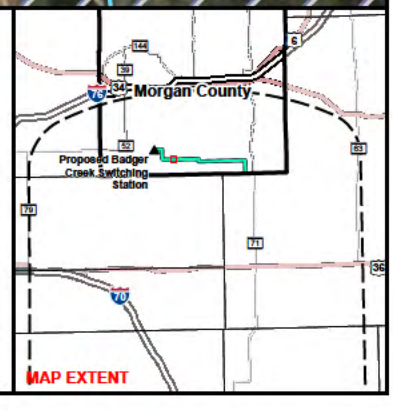
Project Features
- Proposed Route C
- Project Study Area
- Page Boundary

Jurisdiction
- State of Colorado
- Private

Water Resources
- Stream/River (NHD)
- Wetland (NWI)
- Waterbody (NHD)
- 100-Year Floodplain

Reference Features
- Local Road
- Township
- Section



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DETAILED MAP SHEET
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TRI-STATE

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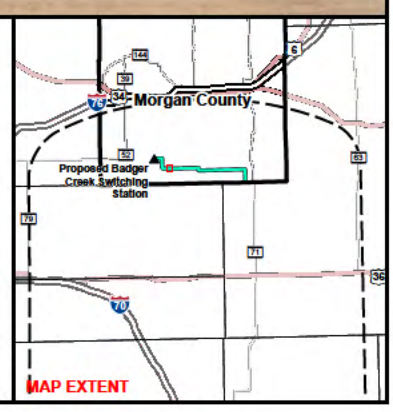
Project Features
- Proposed Route C
- Project Study Area
- Page Boundary

Jurisdiction
- Private

Water Resources
- Stream/River (NHD)
- Wetland (NWI)
- 100-Year Floodplain

Reference Features
- Local Road
- Township
- Section



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POWER ENGINEERS

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BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

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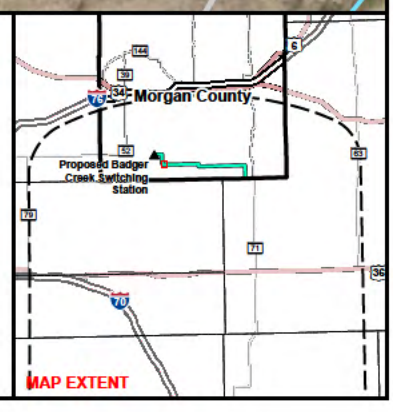
Project Features
- Proposed Route C
- Project Study Area
- Page Boundary

Jurisdiction
- Private

Water Resources
- Stream/River (NHD)

Reference Features
- Local Road
- Township
- Section



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1N 59W

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ROAD E

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BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

1041 APPLICATION
MORGAN COUNTY, COLORADO

NAD 1983 STATEPLANE COLORADO NORTH FIPS 0501 (US FEET)

Map Rev: 1 | Date: 6/24/2025

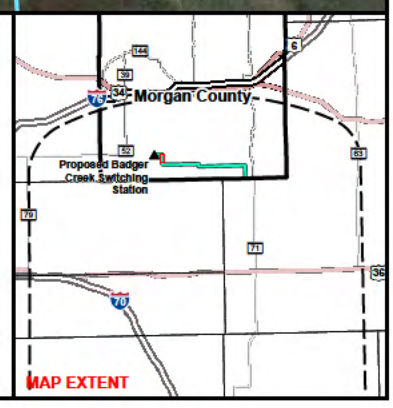
POWER ENGINEERS | TRI-STATE

Project Features
- Proposed Route C
- Project Study Area
- Page Boundary

Jurisdiction
- Private

Water Resources
- Stream/River (NHD)
- Wetland (NWI)

Reference Features
- Local Road
- Township
- Section



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POWER ENGINEERS

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BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

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MORGAN COUNTY, COLORADO

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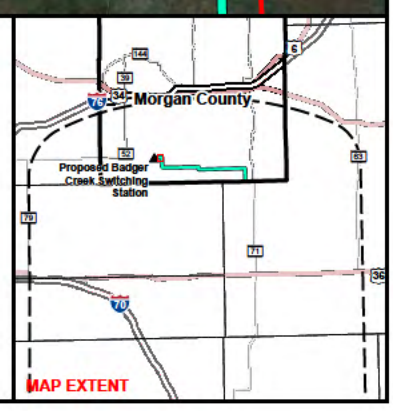
Map Rev: 1	Date: 6/24/2025

Project Features
- Proposed Route C
- Project Study Area
- Page Boundary

Jurisdiction
- Private

Existing Utility
- 345 kV Transmission
- 230 kV Transmission
- 115 kV Transmission

Reference Features
- Local Road
- Township
- Section



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DETAILED MAP SHEET
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BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

1041 APPLICATION
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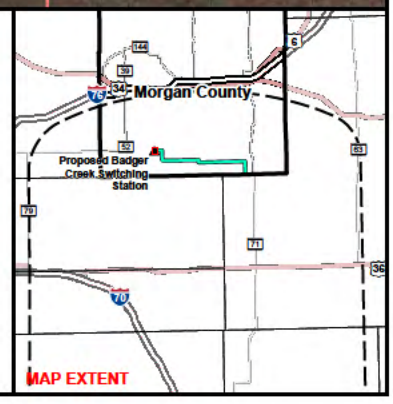
POWER ENGINEERS | TRI-STATE

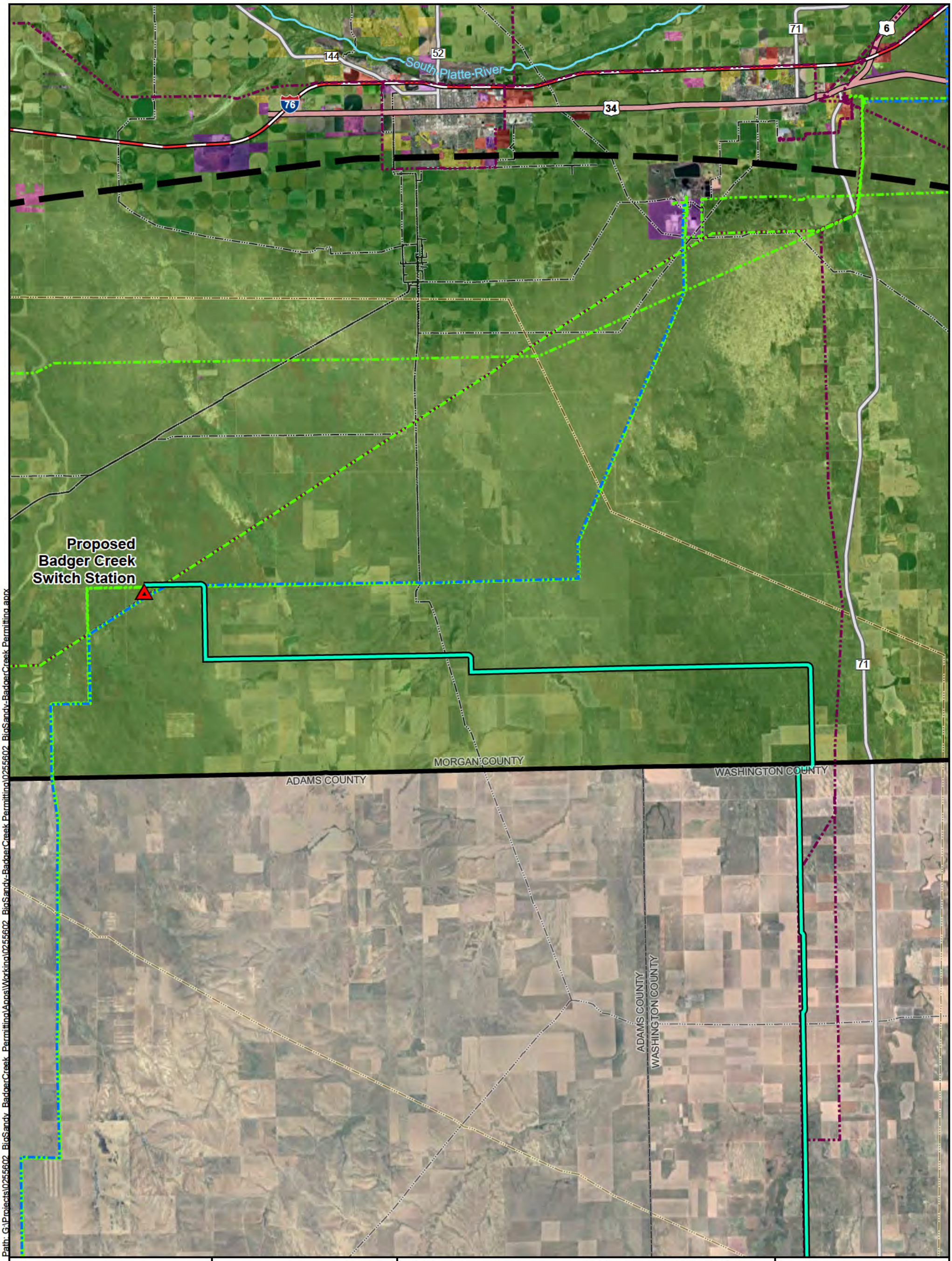
Project Features
- Proposed Route C
- Proposed Badger Creek Switch Station Footprint
- Project Study Area
- Page Boundary

Jurisdiction
- Private

Existing Utility
- 345 kV Transmission
- 230 kV Transmission
- 115 kV Transmission

Reference Features
- Local Road
- Township
- Section





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ZONING MAP

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POWER ENGINEERS

TRI-STATE

BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

1041 APPLICATION
MORGAN COUNTY, COLORADO

NAD 1983 STATEPLANE COLORADO NORTH FIPS 0501 (US FEET)

1:150,000	1 inch = 2 miles
Map Rev: 1	Date: 6/12/2025

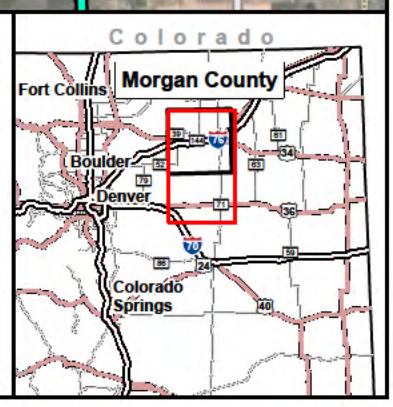
Project Features
- Proposed Badger Creek Switch Station
- Preliminary Preferred Route
- Project Study Area
- Morgan County Boundary

Zoning
- Agricultural
- Agriculture / Agri-Business District
- Commercial District
- Planned Development
- Industrial District
- Residential District

Existing Utility
- 345 kV Transmission
- 230 kV Transmission
- 115 kV Transmission
- Oil Pipeline
- Natural Gas Pipeline

Reference Features
- Interstate Highway
- State Highway
- US Highway
- County Boundary

NOTE: Route alternative has been offset cartographically to show underlying parallel facilities.



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JOSEPH R & ANN M

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FISCUS,
RANDY OWEN &

MORGAN COUNTY
WASHINGTON COUNTY

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POWER ENGINEERS
TRI-STATE

BIG SANDY TO BADGER CREEK
TRANSMISSION PROJECT

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FIPS 0501 (US FEET)

1:6,000	1 inch = 500 feet
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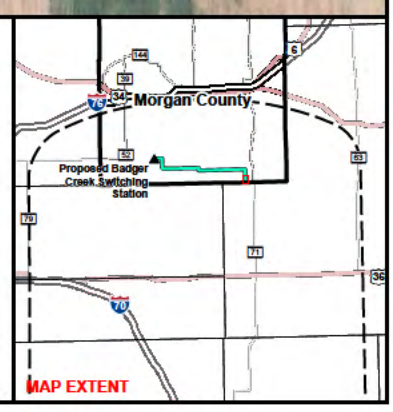
Project Features
- Preliminary Preferred Route
- Project Study Area
- Page Boundary

Jurisdiction
- Private

Reference Features
- Local Road
- County Boundary
- Parcel



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TRI-STATE

BIG SANDY TO BADGER CREEK
TRANSMISSION PROJECT

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NAD 1983 STATEPLANE COLORADO NORTH
FIPS 0501 (US FEET)

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Project Features
- Preliminary Preferred Route
- Project Study Area
- Page Boundary

Jurisdiction
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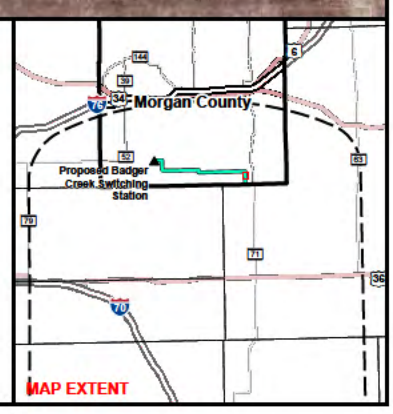
Reference Features
- Local Road
- County Boundary
- Parcel



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DETAILED PARCEL MAP SHEET
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BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

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MORGAN COUNTY, COLORADO

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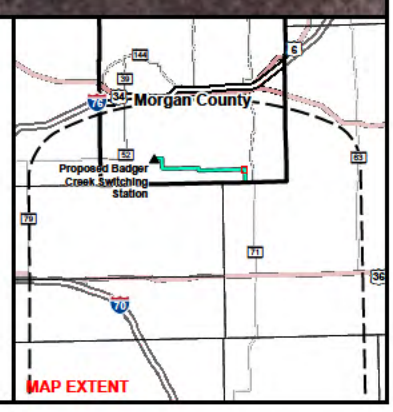
POWER ENGINEERS
TRI-STATE

Project Features
- Preliminary Preferred Route
- Project Study Area
- Page Boundary

Jurisdiction
- Private

Reference Features
- Local Road
- County Boundary
- Parcel



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DETAILED PARCEL MAP SHEET
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BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

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1:6,000	1 inch = 500 feet
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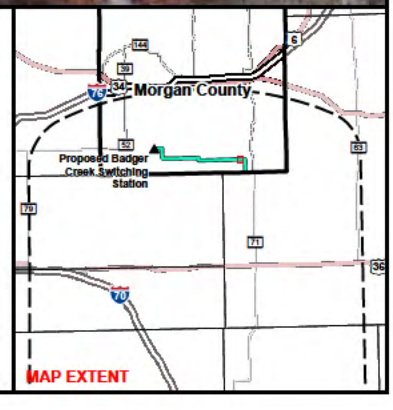
POWER ENGINEERS
TRI-STATE

Project Features
- Preliminary Preferred Route
- Project Study Area
- Page Boundary

Jurisdiction
- State of Colorado
- Private

Reference Features
- Local Road
- County Boundary
- Parcel



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PROPERTIES LLC

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DJD DAVID
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PROPERTIES LLC

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DETAILED PARCEL MAP SHEET
PAGE 5 OF 23

0 250 500
US Feet

BIG SANDY TO BADGER CREEK
TRANSMISSION PROJECT

1041 APPLICATION
MORGAN COUNTY, COLORADO

NAD 1983 STATEPLANE COLORADO NORTH
FIPS 0501 (US FEET)

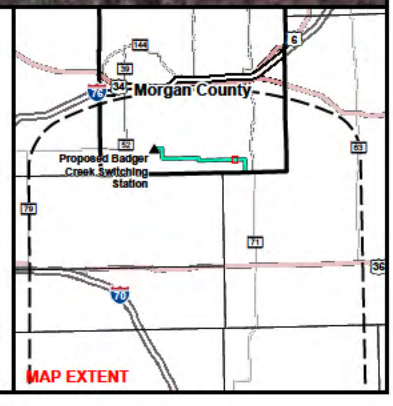
1:6,000	1 inch = 500 feet
Map Rev: 1	Date: 6/12/2025

POWER ENGINEERS
TRI-STATE

Project Features
- Preliminary Preferred Route
- Project Study Area
- Page Boundary

Jurisdiction
- State of Colorado
- Private

Reference Features
- Local Road
- County Boundary
- Parcel



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PROPERTIES LLC

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DETAILED PARCEL MAP SHEET
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0 250 500
US Feet

POWER ENGINEERS
TRI-STATE

BIG SANDY TO BADGER CREEK
TRANSMISSION PROJECT

1041 APPLICATION
MORGAN COUNTY, COLORADO

NAD 1983 STATEPLANE COLORADO NORTH
FIPS 0501 (US FEET)

1:6,000	1 inch = 500 feet
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Project Features
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- Page Boundary

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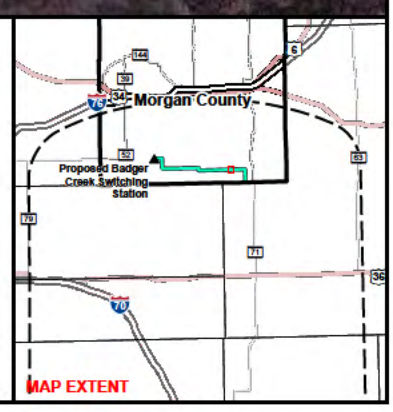
- Local Road
- County Boundary
- Parcel



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CO RD 24

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DETAILED PARCEL MAP SHEET
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0 250 500
US Feet

BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

1041 APPLICATION
MORGAN COUNTY, COLORADO

NAD 1983 STATEPLANE COLORADO NORTH FIPS 0501 (US FEET)

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POWER ENGINEERS

TRI-STATE

Project Features
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- Page Boundary

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- Private

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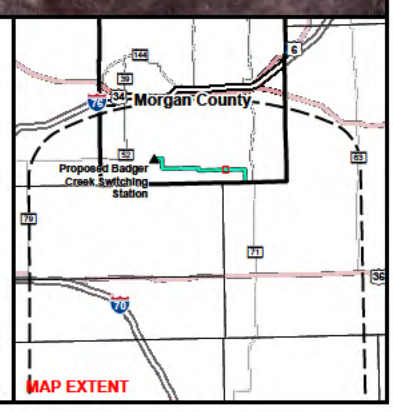
- Local Road
- County Boundary
- Parcel



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148923000004
LEWTON LAND CO

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DETAILED PARCEL MAP SHEET
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0 250 500
US Feet

POWER ENGINEERS
TRI-STATE

BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

1041 APPLICATION
MORGAN COUNTY, COLORADO

NAD 1983 STATEPLANE COLORADO NORTH FIPS 0501 (US FEET)

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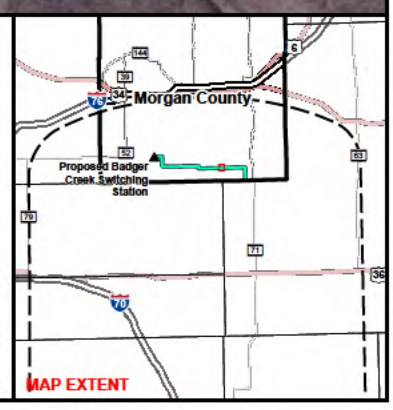
Project Features
- Preliminary Preferred Route
- Project Study Area
- Page Boundary

Jurisdiction
- Private

Reference Features
- Local Road
- County Boundary
- Parcel



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BADGER CREEK RD

CO RD 22

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LEWTON LAND CO

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LEWTON LAND CO

148927000001
LEWTON
LAND CO

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DETAILED PARCEL MAP SHEET
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0 250 500
US Feet

POWER ENGINEERS
TRI-STATE

BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

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MORGAN COUNTY, COLORADO

NAD 1983 STATEPLANE COLORADO NORTH FIPS 0501 (US FEET)

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Project Features
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- Project Study Area
- Page Boundary

Jurisdiction
- Private

Reference Features
- Local Road
- County Boundary
- Parcel

148915000001
GLENN RANCH & CATTLE
COMPANY RLLLP

148914000001
SHIFTING SANDS
RANCH LLC

148922000002
GLENN RANCH & CATTLE
COMPANY RLLLP

148922000001
SHIFTING SANDS
RANCH LLC

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SHIFTING SANDS
RANCH LLC

BADGER CREEK RD

CO RD 22

148923000003
LEWTON LAND CO

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LEWTON LAND CO

CO RD C

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LEWTON
LAND CO

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LEWTON LAND CO

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DETAILED PARCEL MAP SHEET
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0 250 500
US Feet

POWER ENGINEERS
TRI-STATE

BIG SANDY TO BADGER CREEK
TRANSMISSION PROJECT

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Project Features
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- Page Boundary

Jurisdiction
- Private

Reference Features
- Local Road
- County Boundary
- Parcel

148916000900
STATE OF
COLORADO

148915000001
GLENN RANCH & CATTLE
COMPANY RLLLP

148921000001
GLENN RANCH & CATTLE
COMPANY RLLLP

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GLENN RANCH & CATTLE
COMPANY RLLLP

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CO RD C

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LEWTON LAND CO

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DETAILED PARCEL MAP SHEET
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0 250 500
US Feet

POWER ENGINEERS
TRI-STATE

BIG SANDY TO BADGER CREEK
TRANSMISSION PROJECT

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MORGAN COUNTY, COLORADO

NAD 1983 STATEPLANE COLORADO NORTH
FIPS 0501 (US FEET)

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Project Features
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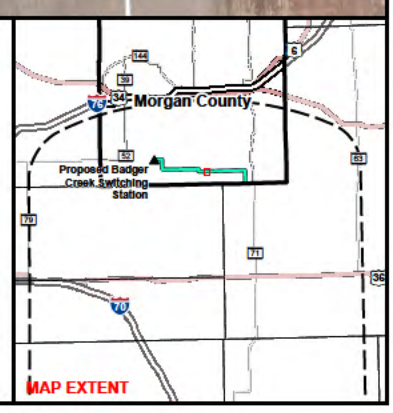
- Project Study Area
- Page Boundary

Jurisdiction
- State of Colorado
- Private

Reference Features
- Local Road
- County Boundary
- Parcel



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GLENN RANCH & CATTLE
COMPANY RLLLP

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STATE OF
COLORADO

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COMPANY RLLLP

CO RD 2000 CO RD 20

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CO RD C

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C & HAZEL M

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RAMEY, STANLEY
& CRYSTAL

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DETAILED PARCEL MAP SHEET
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0 250 500
US Feet

BIG SANDY TO BADGER CREEK
TRANSMISSION PROJECT

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MORGAN COUNTY, COLORADO

NAD 1983 STATEPLANE COLORADO NORTH
FIPS 0501 (US FEET)

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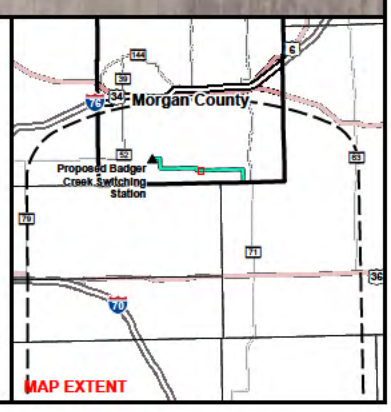
POWER ENGINEERS
TRI-STATE

Project Features
- Preliminary Preferred Route
- Project Study Area
- Page Boundary

Jurisdiction
- State of Colorado
- Private

Reference Features
- Local Road
- County Boundary
- Parcel



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LARRICK, BETTY
L TRUST ET AL

148917000003
LARRICK, BETTY
L TRUST ET AL

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GLENN RANCH & CATTLE
COMPANY RLLLP

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MUSGRAVE, TERRY

SHERMAN STREET RD_CO RD 19

148919000001
MUSGRAVE, TERRY

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GLENN RANCH & CATTLE
COMPANY RLLLP

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DETAILED PARCEL MAP SHEET
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0 250 500
US Feet

BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

1041 APPLICATION
MORGAN COUNTY, COLORADO

NAD 1983 STATEPLANE COLORADO NORTH FIPS 0501 (US FEET)

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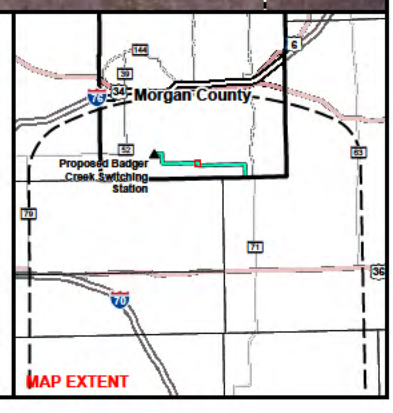
POWER ENGINEERS
TRI-STATE

Project Features
- Preliminary Preferred Route
- Project Study Area
- Page Boundary

Jurisdiction
- Private

Existing Utility
- Natural Gas Pipeline

Reference Features
- Local Road
- County Boundary
- Parcel



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TRUST

148713000001
CLAR, GEORGE
& ELIZABETH &

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LARRICK, BETTY
L TRUST ET AL

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STRAUSS, IRENE NELLIE
& CARY DAVID ET AL

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JESS, TAMMY
TRUST

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CO RD D

CO RD 18

CO RD 1800

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JEWELL &

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D & KAREN K

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DETAILED PARCEL MAP SHEET
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0 250 500
US Feet

BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

1041 APPLICATION
MORGAN COUNTY, COLORADO

NAD 1983 STATEPLANE COLORADO NORTH FIPS 0501 (US FEET)

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POWER ENGINEERS

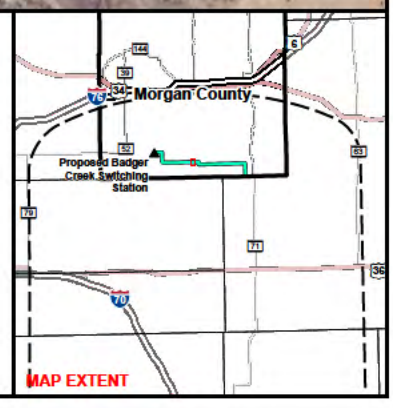
TRI-STATE

Project Features
- Preliminary Preferred Route
- Project Study Area
- Page Boundary

Jurisdiction
- Private

Existing Utility
- Natural Gas Pipeline

Reference Features
- Local Road
- County Boundary
- Parcel



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& CARY DAVID ET AL

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JEWELL &

CO RD D

CO RD 17

CO RD 1700

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D & KAREN K

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HAWES, ELDON
D & KAREN K

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DETAILED PARCEL MAP SHEET
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0 250 500
US Feet

POWER ENGINEERS
TRI-STATE

BIG SANDY TO BADGER CREEK
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1041 APPLICATION
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Project Features
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- Page Boundary

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- Private

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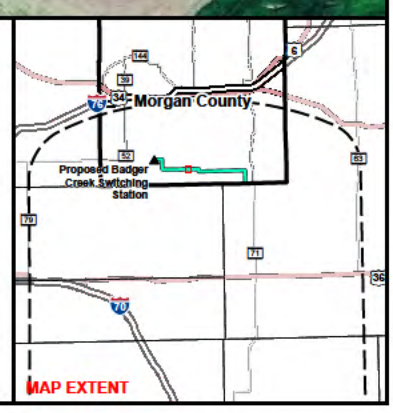
- Local Road
- County Boundary
- Parcel



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H & MARY E

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GOOD, ROBERT
H & MARY E

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GOOD FAMILY
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JEWELL &

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GOOD FAMILY
TRUST

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D & KAREN K

148722000001
MENDOZA, JEAN
ROSINA ET AL

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& BUFFALO LLLP

148723000003
LINNEBUR GRAIN
& BUFFALO LLLP

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DETAILED PARCEL MAP SHEET
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US Feet

POWER ENGINEERS
TRI-STATE

BIG SANDY TO BADGER CREEK
TRANSMISSION PROJECT

1041 APPLICATION
MORGAN COUNTY, COLORADO

NAD 1983 STATEPLANE COLORADO NORTH
FIPS 0501 (US FEET)

1:6,000	1 inch = 500 feet
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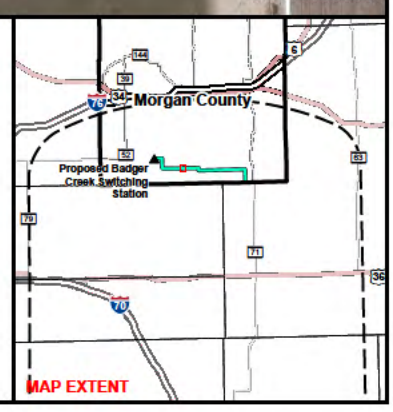
Project Features
- Preliminary Preferred Route
- Project Study Area
- Page Boundary

Jurisdiction
- Private

Reference Features
- Local Road
- County Boundary
- Parcel



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H & MARY E

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STATE OF
COLORADO

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& BUFFALO LLLP

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H & MARY E

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ROSINA ET AL

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DETAILED PARCEL MAP SHEET
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0 250 500
US Feet

POWER ENGINEERS
TRI-STATE

BIG SANDY TO BADGER CREEK
TRANSMISSION PROJECT

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MORGAN COUNTY, COLORADO

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- Page Boundary

Jurisdiction
- State of Colorado
- Private

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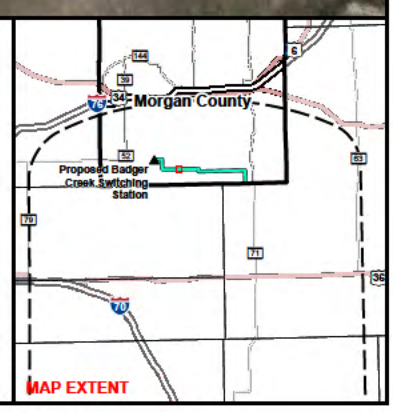
- County Boundary
- Parcel



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REVOCABLE TRUST

1487160000900
STATE OF
COLORADO

RD 13 / CO RD D

CO RD 14

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D & KAREN K

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LINNEBUR GRAIN
& BUFFALO LLLP

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HAWES, ELDON
D & KAREN K

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DETAILED PARCEL MAP SHEET
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0 250 500
US Feet

BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

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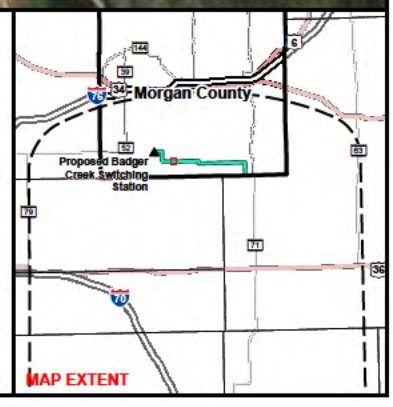
- County Boundary
- Parcel



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REVOCABLE TRUST

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RD 13 CO RD D

CO RD 13

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HAWES, ELDON
D & KAREN K

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D & KAREN K

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DETAILED PARCEL MAP SHEET
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0 250 500
US Feet

BIG SANDY TO BADGER CREEK
TRANSMISSION PROJECT

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MORGAN COUNTY, COLORADO

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POWER ENGINEERS
TRI-STATE

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- Page Boundary

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- Private

Reference Features
- Local Road
- County Boundary
- Parcel

148513000001
WOLFSWINKEL, JERRY
D & MONICA L

148718000002
FREUND
INVESTMENTS LLC

148718000001
HAWES, BARBARA K
REVOCABLE TRUST

CO RD D

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WOLFSWINKEL, JERRY
D & MONICA L

148719000001
HAWES, ELDON
D & KAREN K

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DETAILED PARCEL MAP SHEET
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0 250 500
US Feet

POWER ENGINEERS
TRI-STATE

BIG SANDY TO BADGER CREEK
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- Page Boundary

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- Private

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- Local Road
- County Boundary
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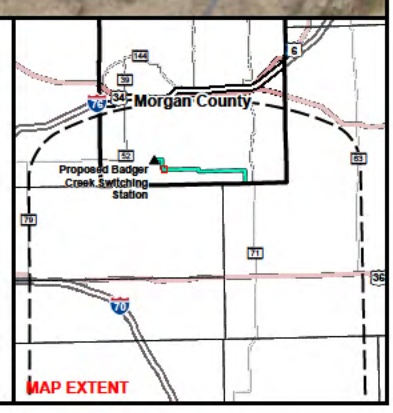

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SOLAR LLC

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KUHLMAN,
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FREUND
INVESTMENTS LLC

148707000003
FREUND
INVESTMENTS LLC

ROAD E

148513000001
WOLFSWINKEL, JERRY
D & MONICA L

148718000002
FREUND
INVESTMENTS LLC

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DETAILED PARCEL MAP SHEET
PAGE 21 OF 23

0 250 500
US Feet

POWER ENGINEERS
TRI-STATE

BIG SANDY TO BADGER CREEK
TRANSMISSION PROJECT

1041 APPLICATION
MORGAN COUNTY, COLORADO

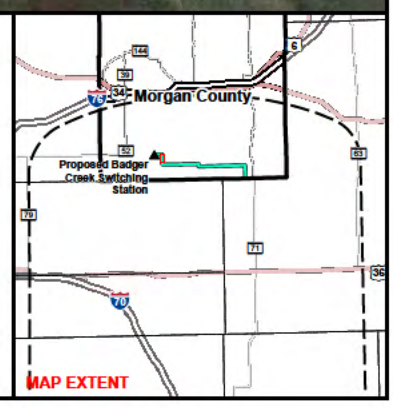
NAD 1983 STATEPLANE COLORADO NORTH
FIPS 0501 (US FEET)

1:6,000	1 inch = 500 feet
Map Rev: 1	Date: 6/12/2025

Project Features
- Preliminary Preferred Route
- Project Study Area
- Page Boundary

Jurisdiction
- Private

Reference Features
- Local Road
- County Boundary
- Parcel



148501000001
BILLIS RANCH
SOLAR LLC

148706000001
GRAYBILL, GERALD
R & KELLY R

CO RD F

148512000001
BILLIS RANCH
SOLAR LLC

148707000002
KUHLMAN,
HOWARD ET AL

148512000002
FREUND
INVESTMENTS LLC

148707000003
FREUND
INVESTMENTS LLC

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DETAILED PARCEL MAP SHEET
PAGE 22 OF 23

0 250 500
US Feet

BIG SANDY TO BADGER CREEK
TRANSMISSION PROJECT

1041 APPLICATION
MORGAN COUNTY, COLORADO

NAD 1983 STATEPLANE COLORADO NORTH
FIPS 0501 (US FEET)

1:6,000	1 inch = 500 feet
Map Rev: 1	Date: 6/12/2025

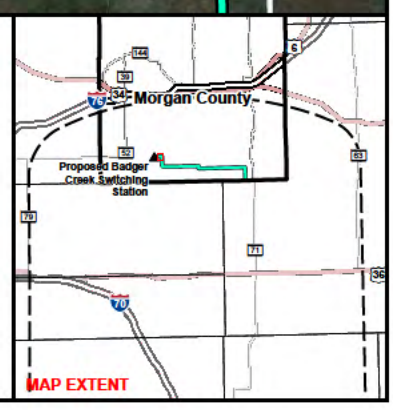
POWER ENGINEERS
TRI-STATE

Project Features
- Preliminary Preferred Route
- Project Study Area
- Page Boundary

Jurisdiction
- Private

Existing Utility
- 345 kV Transmission
- 230 kV Transmission
- 115 kV Transmission

Reference Features
- Local Road
- County Boundary
- Parcel



148502000001
BILLIS RANCH
SOLAR LLC

148501000001
BILLIS RANCH
SOLAR LLC

CO RD F

148511000001
BILLIS RANCH
SOLAR LLC

148512000001
BILLIS RANCH
SOLAR LLC

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DETAILED PARCEL MAP SHEET
PAGE 23 OF 23

0 250 500
US Feet

BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

1041 APPLICATION
MORGAN COUNTY, COLORADO

NAD 1983 STATEPLANE COLORADO NORTH FIPS 0501 (US FEET)

1:6,000	**1 inch = 500 feet**
Map Rev: 1	**Date: 6/12/2025**

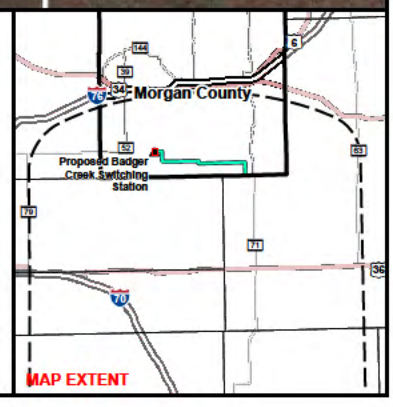
POWER ENGINEERS
TRI-STATE

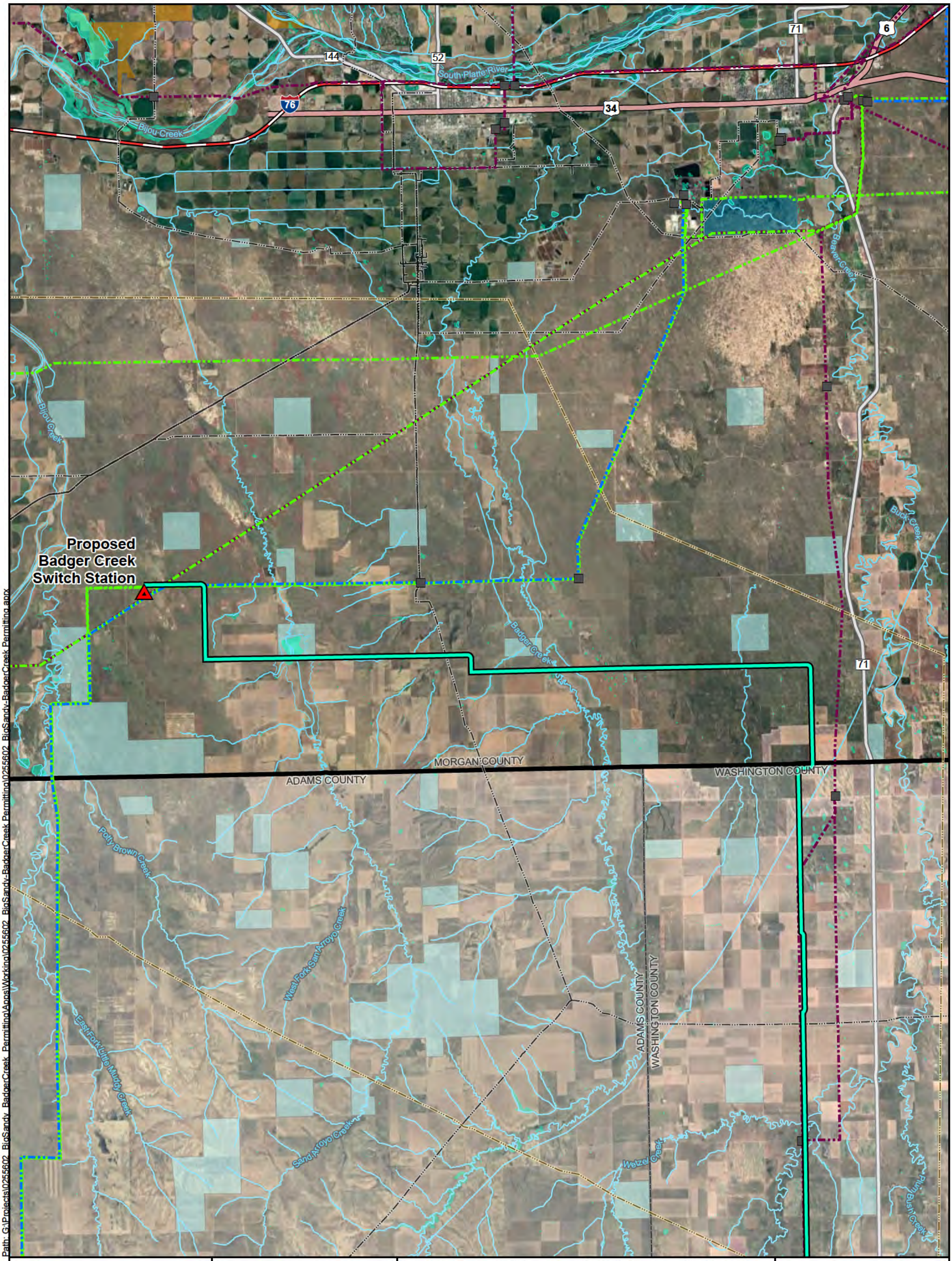
Project Features
- Preliminary Preferred Route
- Proposed Badger Creek Switch Station Footprint
- Project Study Area
- Page Boundary

Jurisdiction
- Private

Existing Utility
- 345 kV Transmission
- 230 kV Transmission
- 115 kV Transmission

Reference Features
- Local Road
- County Boundary
- Parcel





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BIOLOGICAL AND WATER RESOURCES MAP

0 2 4

Miles

POWER ENGINEERS

TRI-STATE

BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

1041 APPLICATION
MORGAN COUNTY, COLORADO

NAD 1983 STATEPLANE COLORADO NORTH FIPS 0501 (US FEET)

1:150,000	1 inch = 2 miles
Map Rev: 2	Date: 6/12/2025

Project Features
- Proposed Badger Creek Switch Station
- Preliminary Preferred Route
- Morgan County Boundary

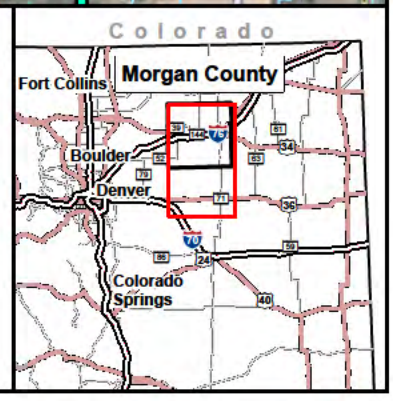
Jurisdiction
- Bureau of Land Management
- Bureau of Reclamation
- State of Colorado
- Local Ownership
- Private

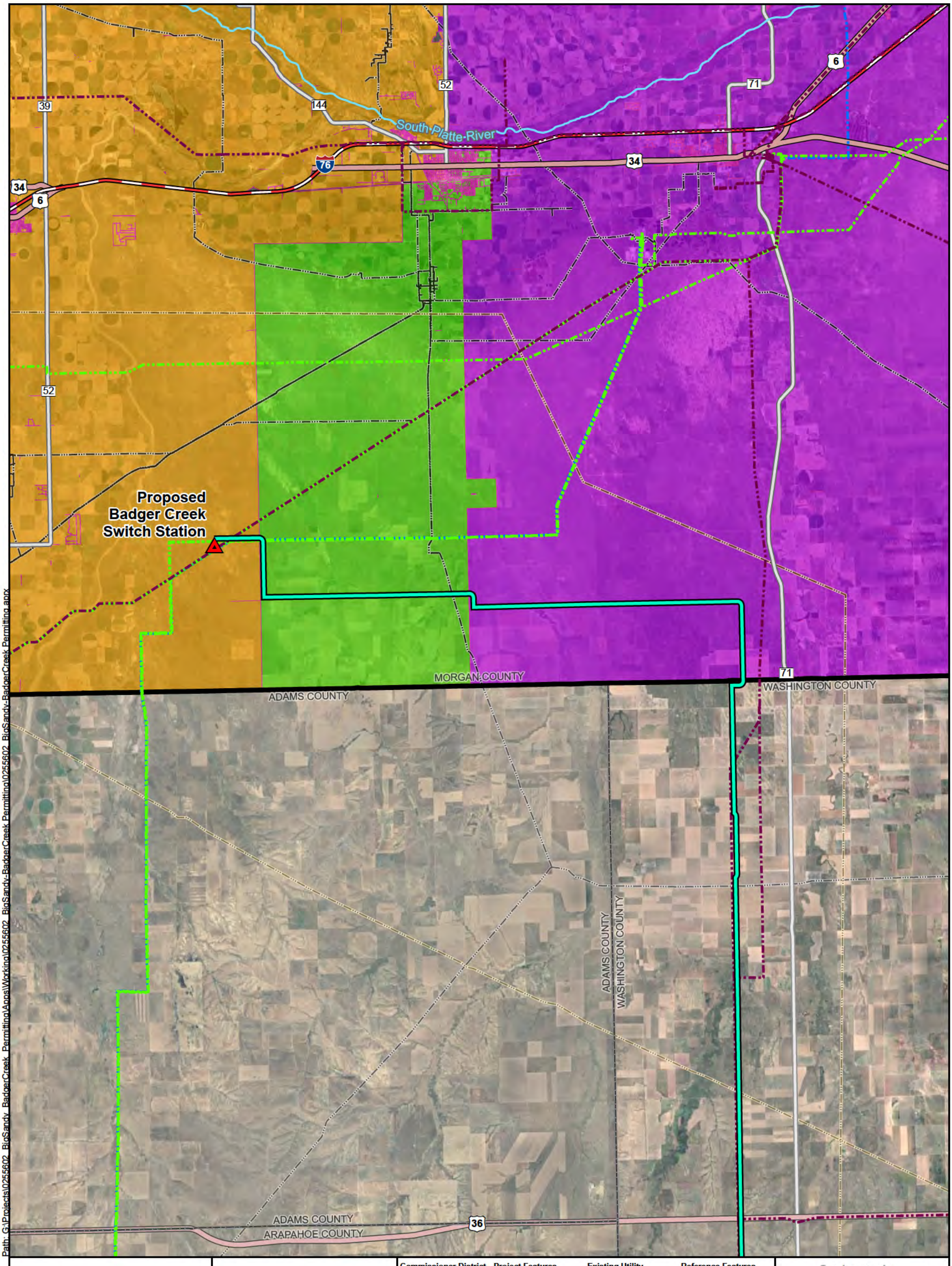
Existing Utility
- Substation
- 345 kV Transmission
- 230 kV Transmission
- 115 kV Transmission
- 69 kV Transmission
- Oil Pipeline
- Natural Gas Pipeline

Water Resources
- Stream/River (NHD)
- Wetlands (NWI)
- Waterbody (NHD)

Reference Features
- Interstate Highway
- State Highway
- US Highway
- County Boundary

NOTE: Route alternative has been offset cartographically to show underlying parallel facilities.





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COMMISSIONER DISTRICT MAP

0 1 2 3 4

Miles

POWER ENGINEERS MEMBER OF WSP

TRI-STATE

BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

1041 APPLICATION
MORGAN COUNTY, COLORADO

NAD 1983 STATEPLANE COLORADO NORTH FIPS 0501 (US FEET)

1:190,080	1 inch = 3 miles
Map Rev: 1	Date: 7/25/2025

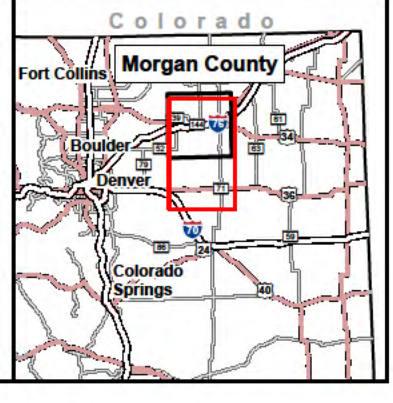
Commissioner District
- District 1
- District 2
- District 3

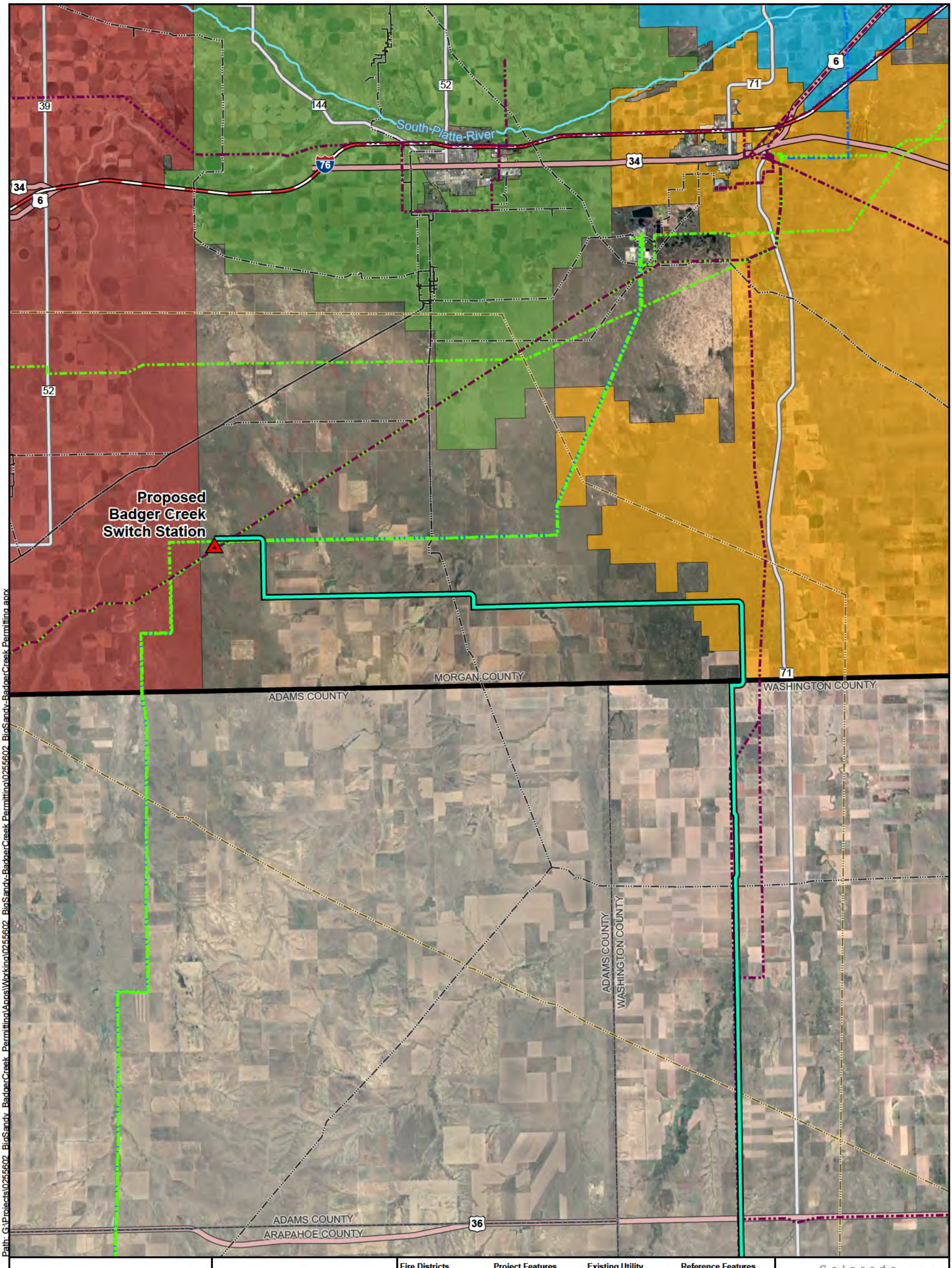
Project Features
- Proposed Badger Creek Switch Station
- Preliminary Preferred Route

Existing Utility
- 345 kV Transmission
- 230 kV Transmission
- 115 kV Transmission
- Oil Pipeline
- Natural Gas Pipeline

Reference Features
- Interstate Highway
- State Highway
- US Highway
- Stream/River (NHD)
- County Boundary
- Morgan County Boundary

NOTE: Route alternative has been offset cartographically to show underlying parallel facilities.





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FIRE DISTRICT MAP

0 1 2 3 4

Miles

POWER ENGINEERS MEMBER OF WSP

TRI-STATE

BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

1041 APPLICATION
MORGAN COUNTY, COLORADO

NAD 1983 STATEPLANE COLORADO NORTH FIPS 0501 (US FEET)

1:190,080	1 inch = 3 miles
Map Rev: 1	Date: 7/25/2025

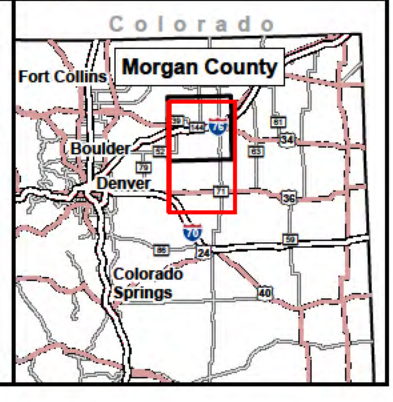
Fire Districts
- Brush Fire Department
- Fort Morgan Fire Department
- Hillrose Fire Department
- Wiggins Fire Department

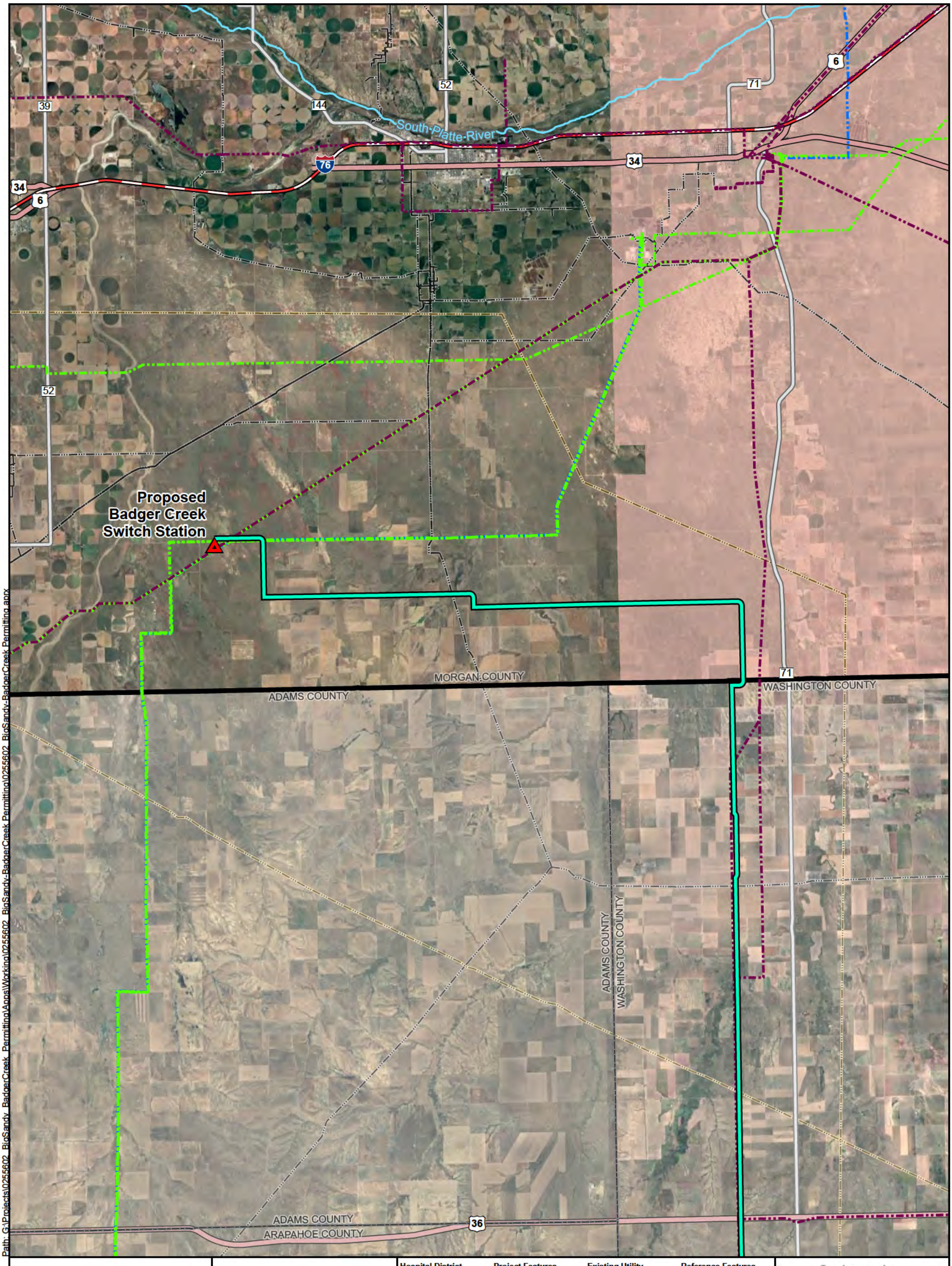
Project Features
- Proposed Badger Creek Switch Station
- Preliminary Preferred Route

Existing Utility
- 345 kV Transmission
- 230 kV Transmission
- 115 kV Transmission
- Oil Pipeline
- Natural Gas Pipeline

Reference Features
- Interstate Highway
- State Highway
- US Highway
- Stream/River (NHD)
- County Boundary
- Morgan County Boundary

NOTE: Route alternative has been offset cartographically to show underlying parallel facilities.





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HOSPITAL DISTRICT MAP

0 1 2 3 4

Miles

POWER ENGINEERS MEMBER OF WSP

TRI-STATE

BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

1041 APPLICATION
MORGAN COUNTY, COLORADO

NAD 1983 STATEPLANE COLORADO NORTH FIPS 0501 (US FEET)

1:190,080	1 inch = 3 miles
Map Rev: 1	Date: 7/25/2025

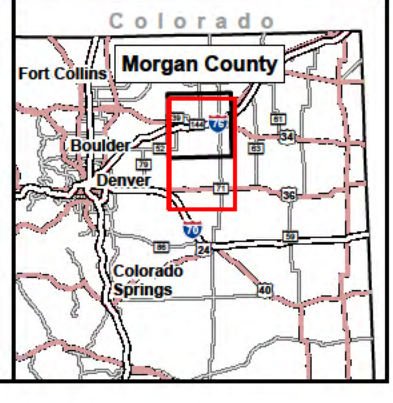
Hospital District
- East Morgan County Hospital District

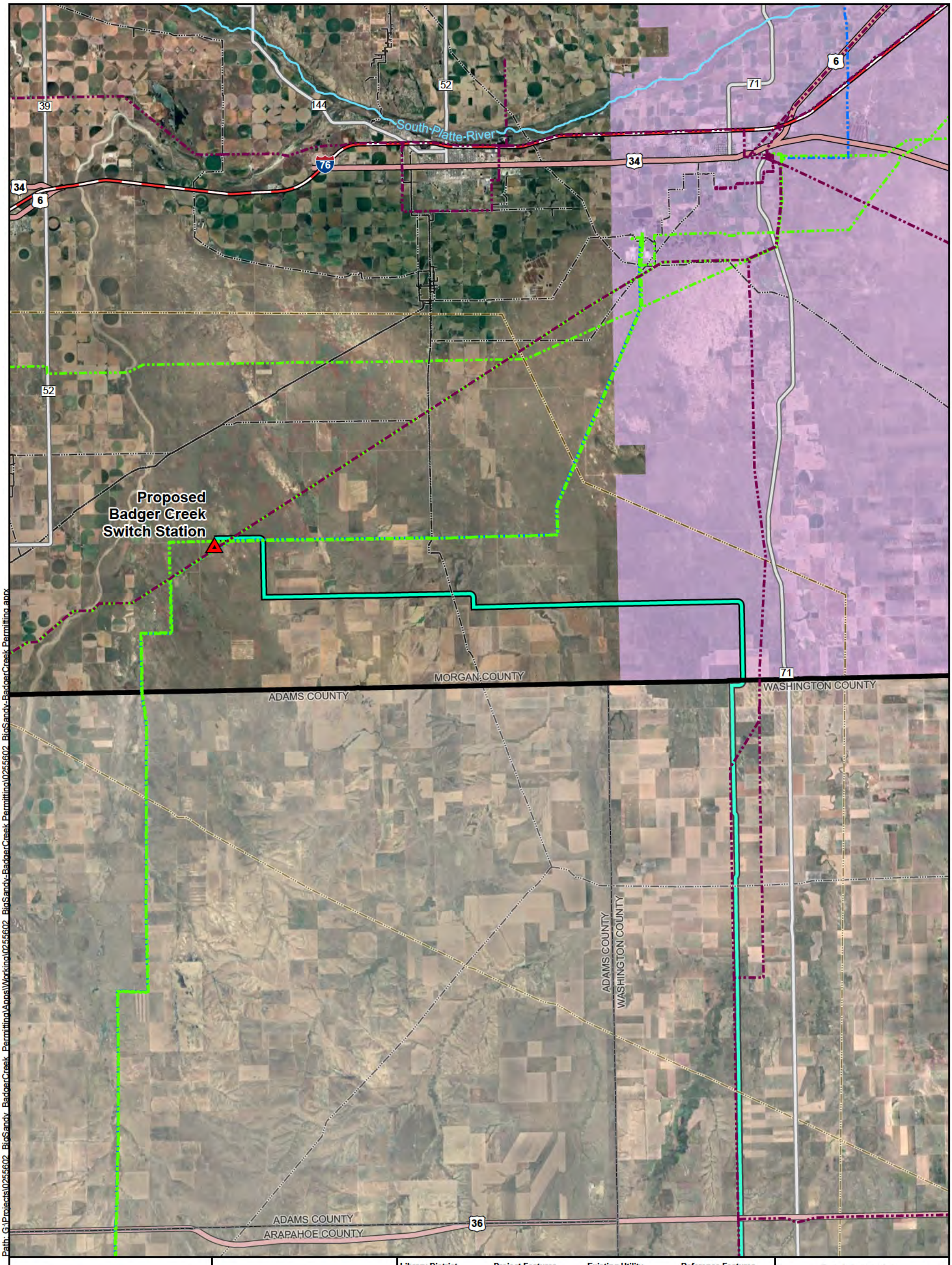
Project Features
- Proposed Badger Creek Switch Station
- Preliminary Preferred Route

Existing Utility
- 345 kV Transmission
- 230 kV Transmission
- 115 kV Transmission
- Oil Pipeline
- Natural Gas Pipeline

Reference Features
- Interstate Highway
- State Highway
- US Highway
- Stream/River (NHD)
- County Boundary
- Morgan County Boundary

NOTE: Route alternative has been offset cartographically to show underlying parallel facilities.





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LIBRARY DISTRICT MAP

0 1 2 3 4

Miles

POWER ENGINEERS MEMBER OF WSP

TRI-STATE

BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

1041 APPLICATION
MORGAN COUNTY, COLORADO

NAD 1983 STATEPLANE COLORADO NORTH FIPS 0501 (US FEET)

1:190,080	1 inch = 3 miles
Map Rev: 1	Date: 7/25/2025

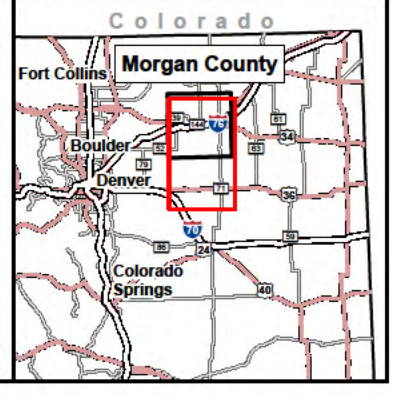
Library District
- East Morgan County Library District

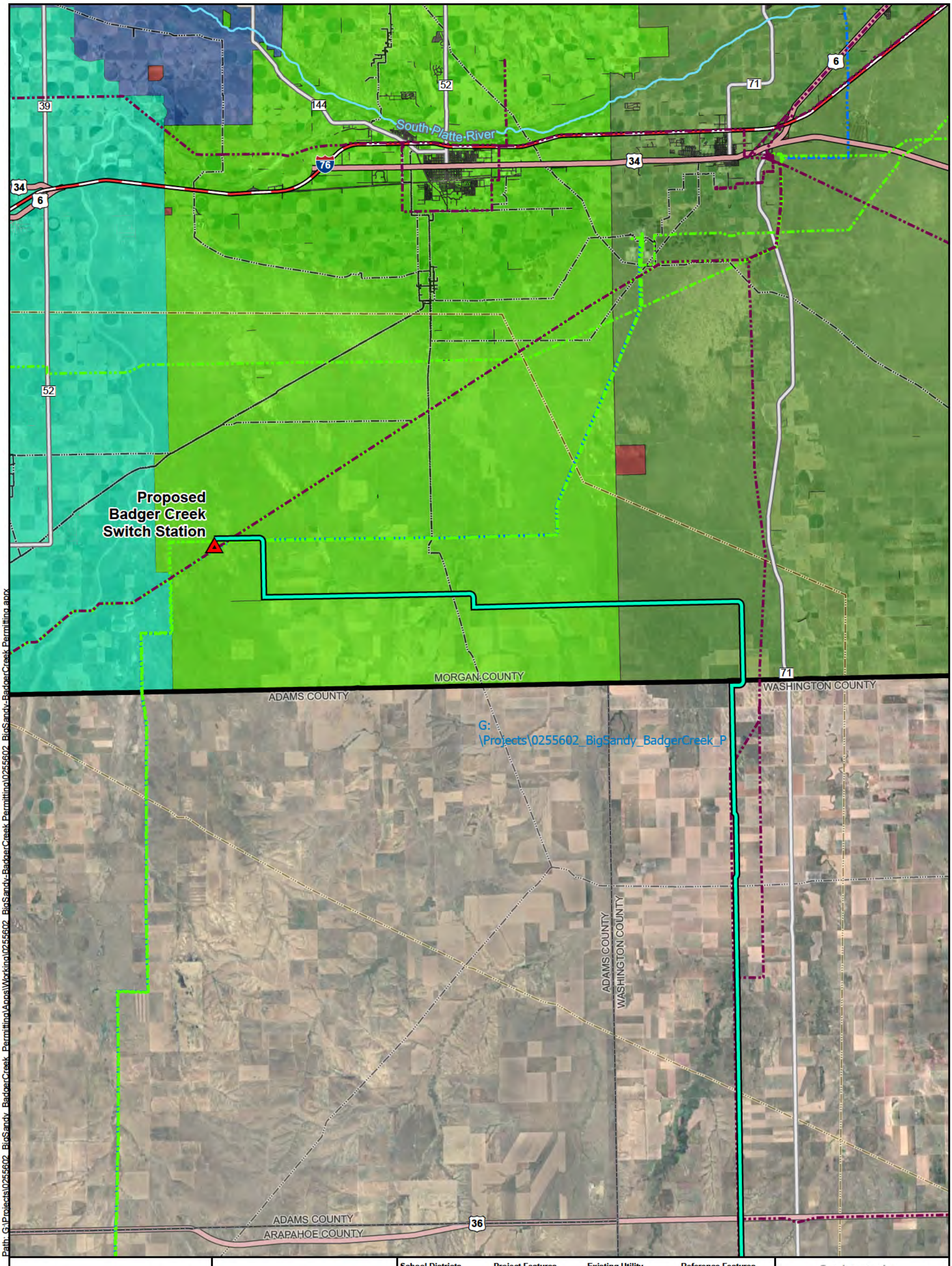
Project Features
- Proposed Badger Creek Switch Station
- Preliminary Preferred Route

Existing Utility
- 345 kV Transmission
- 230 kV Transmission
- 115 kV Transmission
- Oil Pipeline
- Natural Gas Pipeline

Reference Features
- Interstate Highway
- State Highway
- US Highway
- Stream/River (NHD)
- County Boundary
- Morgan County Boundary

NOTE: Route alternative has been offset cartographically to show underlying parallel facilities.





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SCHOOL DISTRICT MAP

0 1 2 3 4

Miles

POWER ENGINEERS
MEMBER OF WSP

TRI-STATE

BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

1041 APPLICATION
MORGAN COUNTY, COLORADO

NAD 1983 STATEPLANE COLORADO NORTH FIPS 0501 (US FEET)

1:190,080	1 inch = 3 miles
Map Rev: 1	Date: 7/25/2025

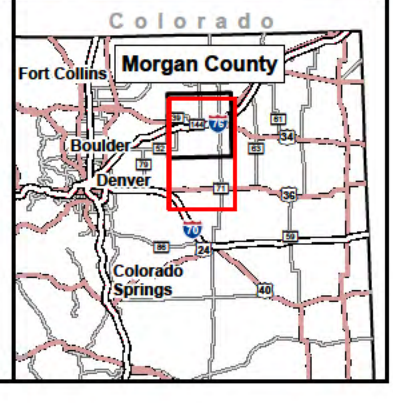
School Districts
- Re-1
- Re-2
- Re-3
- Re-20
- Re-50

Project Features
- Proposed Badger Creek Switch Station
- Preliminary Preferred Route

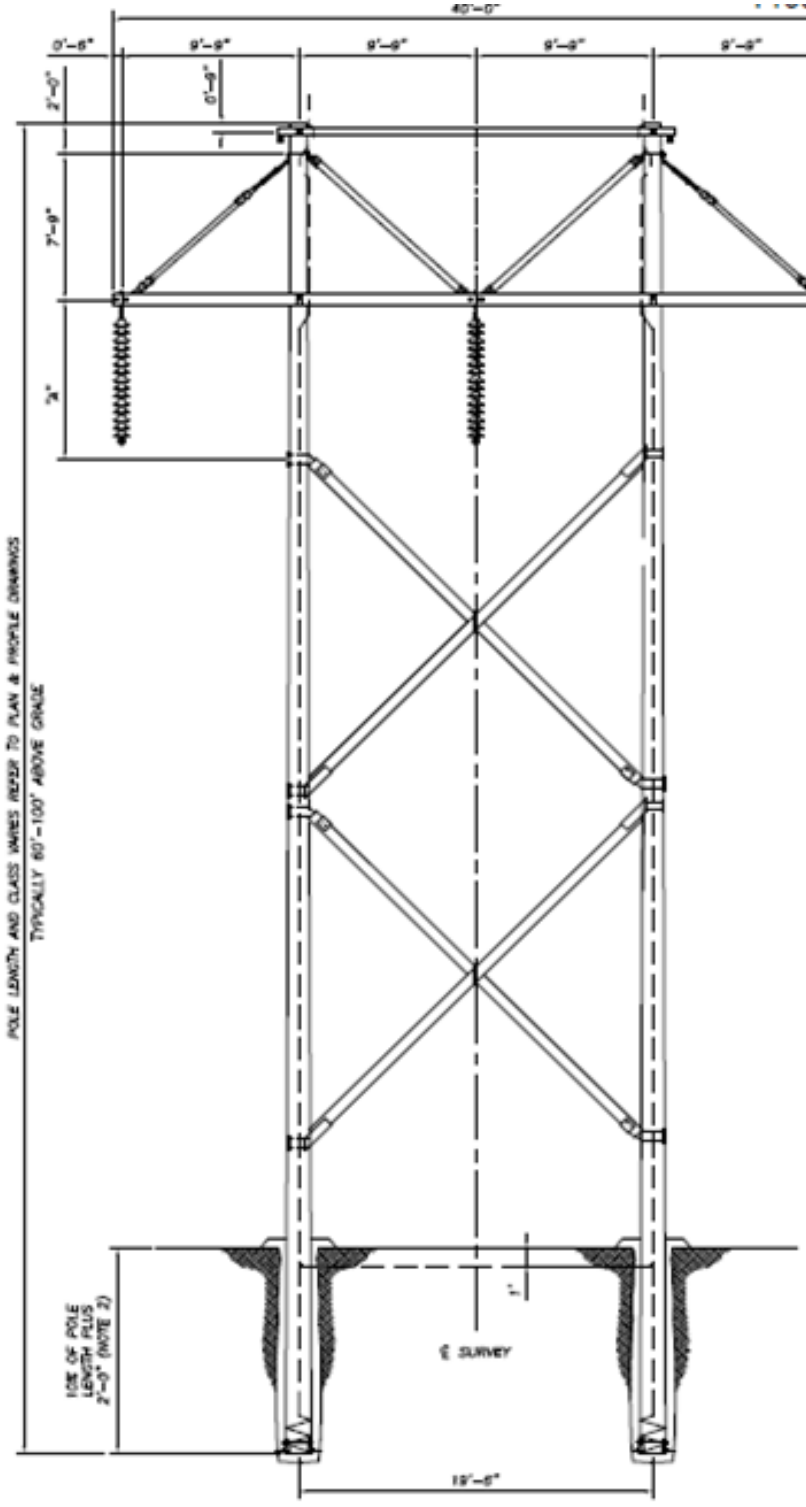
Existing Utility
- 345 kV Transmission
- 230 kV Transmission
- 115 kV Transmission
- Oil Pipeline
- Natural Gas Pipeline

Reference Features
- Interstate Highway
- State Highway
- US Highway
- Stream/River (NHD)
- County Boundary
- Morgan County Boundary

NOTE: Route alternative has been offset cartographically to show underlying parallel facilities.



APPENDIX C DRAWINGS AND PHOTOS



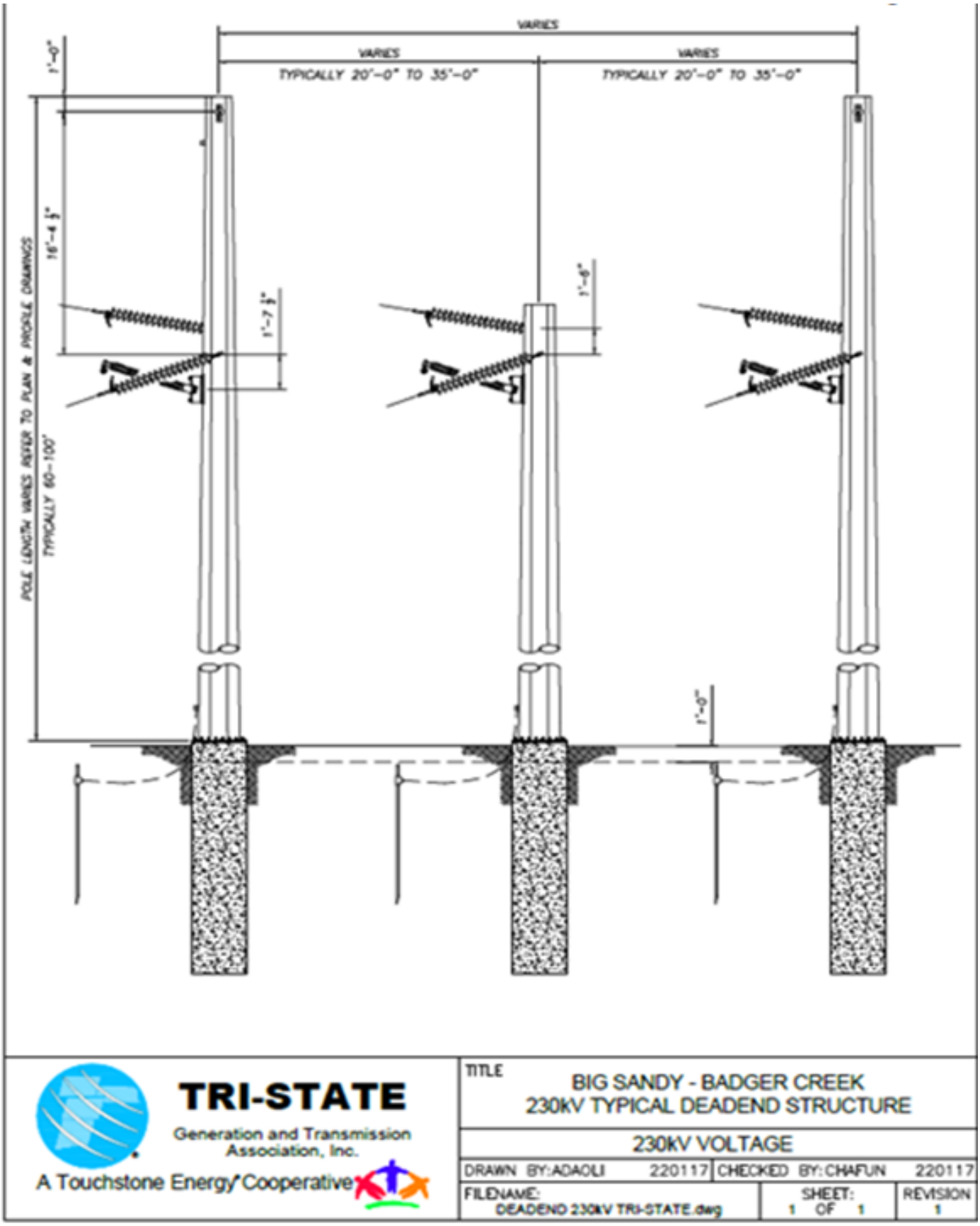
TRI-STATE
Generation and Transmission Association, Inc.
A Touchstone Energy® Cooperative

TITLE
BIG SANDY - BADGER CREEK
230kV TYPICAL TANGENT STRUCTURE

230kV VOLTAGE

DRAWN BY: ADAOLI 220117	CHECKED BY: CHAFUN 220117	
FILENAME: TANGENT 230kV TRI-STATE.dwg	SHEET: 1 OF 1	REVISION 1

PROPOSED 230 KV TANGENT STRUCTURE



PROPOSED 230 KV DEAD-END STRUCTURE

APPENDIX D LANDOWNER LIST / MINERAL OWNERSHIP / CERTIFICATE LETTER

Property Owners within 500 Feet from Centerline in Morgan County

The following list includes all landowners within 500 feet of the proposed transmission line alignment. The alignment, and therefore this list, are preliminary, as discussions with landowners are ongoing and may affect micro-siting decisions.

LANDOWNER LIST, REPEATS REMOVED:

Landowner Name	Parcel No.(s)	Mailing Address
Randy Owen Fiscus	149135000002	PO Box 803, Brush, CO, 80723
Craig J & Sharon L Quick Revocable Trust	149135000001, 149126000002	26306 County RD J, Woodrow, CO, 80757
Joseph R & Ann M Archuleta	149134000002	PO Box 922, Snyder, CO, 80750
Douglas Queen	149134000001	PO Box 731, Brush, CO, 80723
Cur s Ranch LLP	149127000001, 149123000001, 149122000002, 149121000001	3769 HWY 71, Brush, CO 80723
Doris J Chenoweth Trust	149126000001, 149123000002	11373 Jersey Way, Thornton, CO, 80233
DJD David Proper es LLC	149121000002, 149120000001	7300 County RD 15, Fort Morgan, CO, 80701
Shi ing Sands Ranch, LLC	149119000001, 148924000001, 148923000001, 148922000001	PO Box 175, Roggen, CO, 80652
Lewton Land Co.	148923000004, 148923000003, 148922000004, 148921000002	47500 E 144th Ave, Bennett CO, 80102
Glenn Ranch & Ca le Company RLLP	148922000002, 148921000001, 148920000001	6432 County RD 19, Fort Morgan, CO, 80701
Tammy Jess Trust	148919000003, 148713000004	17265 County RD V, Fort Morgan, CO, 80701
Terry Musgrave	148919000001, 148918000002, 148724000002	2614 County RD 18, Fort Morgan, CO, 80701
Madeleine R Drake	148724000001, 148714000002	1351 W 27TH Dr, San Pedro, CA 90731
Irene Nellie & Cary David Strauss	148713000003	6837 W Fellet LN, Lakewood, CO, 80227
Eldon D & Karen K Hawes	148723000001, 148720000001, 148717000002, 148717000001, 148719000001, 148718000001	3757 County RD 14, Fort Morgan, CO, 80701
Good Family Trust	148723000002, 148714000001, 148715000003	22760 County RD R, Fort Morgan, CO, 80701

Ruth & Mary Beardsley	148722000001	41919 156TH ST S E, Gold Bar, WA, 98251
Linnebur Grain & Buffalo LLLP	148722000002, 148715000002, 148721000001	74600 HWY 36, Byers , CO, 80103
State of Colorado	148716000900	1313 Sherman St, RM 620, Denver, CO, 80203
Freund Investments LLC	148718000002, 148512000002, 148707000003	15460 E Batavia Dr, Aurora, CO, 80011
Jerry D and Monica L Wolfswinkel	148524000001,148513000001	8269 County RD F, Wiggins, CO, 80654
Billis Ranch Solar LLC	148512000001, 148501000001, 148502000001, 148511000001	12152 E 168TH AVE BRIGHTON, CO 80602
Howard Kuhlman	148707000002	1679 WILDFLOWER DR BRIGHTON, CO 80601
Gerard R & Kelly R Graybill	148706000001	6441 Weld County RD 67, Keenesburg, CO, 80643

COMPLETE LIST IN ORDER OF PARCELS CROSSED:

Landowner Name	Parcel No.	Mailing Address	S	T	R
Randy Owen Fiscus	149135000002	PO Box 803, Brush, CO, 80723	35	1N	56W
Craig J & Sharon L Quick Revocable Trust	149135000001	26306 County RD J, Woodrow, CO, 80757	35	1N	56W
Joseph R & Ann M Archuleta	149134000002	PO Box 922, Snyder, CO, 80750	34	1N	56W
Douglas Queen	149134000001	PO Box 731, Brush, CO, 80723	34	1N	56W
Cur s Ranch LLP	149127000001	3769 HWY 71, Brush, CO 80723	27	1N	56W
Craig J & Sharon L Quick Revocable Trust	149126000002	26306 County RD J, Woodrow, CO, 80757	26	1N	56W
Doris J Chenoweth Trust	149126000001	11373 Jersey Way, Thornton, CO, 80233	26	1N	56W
Doris J Chenoweth Trust	149123000002	11373 Jersey Way, Thornton, CO, 80233	23	1N	56W
Cur s Ranch LLP	149123000001	3769 HWY 71, Brush, CO 80723	23	1N	56W

Cur s Ranch LLP	149122000002	3769 HWY 71, Brush, CO 80723	22	1N	56W
Cur s Ranch LLP	149121000001	3769 HWY 71, Brush, CO 80723	21	1N	56W
DJD David Proper es LLC	149121000002	7300 County RD 15, Fort Morgan, CO, 80701	21	1N	56W
DJD David Proper es LLC	149120000001	7300 County RD 15, Fort Morgan, CO, 80701	20	1N	56W
Shi ing Sands Ranch, LLC	149119000001	PO Box 175, Roggen, CO, 80652	19	1N	56W
Shi ing Sands Ranch, LLC	148924000001	PO Box 175, Roggen, CO, 80652	24	1N	57W
Shi ing Sands Ranch, LLC	148923000001	PO Box 175, Roggen, CO, 80652	23	1N	57W
Lewton Land Co.	148923000004	47500 E 144th Ave, Bennett CO, 80102	23	1N	57W
Lewton Land Co.	148923000003	47500 E 144th Ave, Bennett CO, 80102	23	1N	57W
Lewton Land Co.	148922000004	47500 E 144th Ave, Bennett CO, 80102	22	1N	57W
Shi ing Sands Ranch, LLC	148922000001	PO Box 175, Roggen, CO, 80652	22	1N	57W
Glenn Ranch & Catt e Company RLLP	148922000002	6432 County RD 19, Fort Morgan, CO, 80701	22	1N	57W
Glenn Ranch & Catt e Company RLLP	148921000001	6432 County RD 19, Fort Morgan, CO, 80701	21	1N	57W
Lewton Land Co.	48921000002	47500 E 144th Ave, Bennett CO, 80102	21	1N	57W
Glenn Ranch & Catt e Company RLLP	148920000001	6432 County RD 19, Fort Morgan, CO, 80701	20	1N	57W
Tammy Jess Trust	148919000003	17265 County RD V, Fort Morgan, CO, 80701	19	1N	57W
Terry Musgrave	148919000001	2614 County RD 18, Fort Morgan, CO, 80701	19	1N	57W
Terry Musgrave	148918000002	2614 County RD 18, Fort Morgan, CO, 80701	18	1N	57W
Terry Musgrave	148724000002	2614 County RD 18, Fort Morgan, CO, 80701	24	1N	58W

Madeleine R Drake	148724000001	1351 W 27TH Dr, San Pedro, CA 90731	24	1N	58W
Tammy Jess Trust	148713000004	17265 County RD V, Fort Morgan, CO, 80701	13	1N	57W
Irene Nellie & Cary David Strauss	148713000003	6837 W Fellet LN, Lakewood, CO, 80227	13	1N	57W
Eldon D & Karen K Hawes	148723000001	3757 County RD 14, Fort Morgan, CO, 80701	23	1N	58W
Madeleine R Drake	148714000002	1351 W 27TH Dr, San Pedro, CA 90731	14	1N	58W
Good Family Trust	148723000002	22760 County RD R, Fort Morgan, CO, 80701	23	1N	58W
Good Family Trust	148714000001	22760 County RD R, Fort Morgan, CO, 80701	14	1N	58W
Ruth & Mary Beardsley	148722000001	41919 156TH ST S E, Gold Bar, WA, 98251	22	1N	58W
Linnebur Grain & Buffalo LLLP	148722000002	74600 HWY 36, Byers , CO, 80103	22	1N	58W
Linnebur Grain & Buffalo LLLP	148715000002	74600 HWY 36, Byers , CO, 80103	15	1N	58W
Robert H & Mary E Good	148715000003	22760 County RD R, Fort Morgan, CO 80701	15	1N	58W
Linnebur Grain & Buffalo LLLP	148721000001	74600 HWY 36, Byers , CO, 80103	21	1N	58W
State of Colorado	148716000900	1313 Sherman St, RM 620, Denver, CO, 80203	16	1N	58W
Eldon D & Karen K Hawes	148720000001	3757 County RD 14, Fort Morgan, CO, 80701	20	1N	58W
Eldon D & Karen K Hawes	148717000002	3757 County RD 14, Fort Morgan, CO, 80701	17	1N	58W
Eldon D & Karen K Hawes	148717000001	3757 County RD 14, Fort Morgan, CO, 80701	17	1N	58W
Eldon D & Karen K Hawes	148719000001	3757 County RD 14, Fort Morgan, CO, 80701	19	1N	58W

Eldon D & Karen K Hawes	148718000001	3757 County RD 14, Fort Morgan, CO, 80701	18	1N	58W
Freund Investments LLC	148718000002	15460 E Batavia Dr, Aurora, CO, 80011	18	1N	58W
Jerry D and Monica L Wolfswinkel	148524000001	8269 County RD F, Wiggins, CO, 80654	24	1N	59W
Jerry D and Monica L Wolfswinkel	148513000001	8269 County RD F, Wiggins, CO, 80654	13	1N	59W
Freund Investments LLC	148512000002	15460 E Batavia Dr, Aurora, CO, 80011	12	1N	59W
Freund Investments LLC	148707000003	15460 E Batavia Dr, Aurora, CO, 80011	7	1N	59W
Billis Ranch Solar LLC	148512000001	12152 E 168TH AVE, BRIGHTON, CO 80602	12	1N	59W
Howard Kuhlman	148707000002	1679 WILDFLOWER DR BRIGHTON, CO 80601	7	1N	58W
Gerard R & Kelly R Graybill	148706000001	6441 Weld County RD 67, Keenesburg, CO 80643	6	1N	58W
Billis Ranch Solar LLC	148501000001	12152 E 168TH AVE BRIGHTON, CO 80602	1	1N	59W
Billis Ranch Solar LLC	148502000001	12152 E 168TH AVE BRIGHTON, CO 80602	2	1N	59W
Billis Ranch Solar LLC	148511000001	12152 E 168TH AVE BRIGHTON, CO 80602	11	1N	59W

ETR Land Services, LLC

P.O. Box 476
Timnath CO 80547

MINERAL OWNERSHIP REPORT

Morgan County, CO

Township 1 North, Range 59 West, 6th P.M.
Section 11: All

Containing 640.00 acres, more or less

Morgan County Records inspected from Patent through 7/31/2025

MINERAL INTEREST OWNER	INTEREST	NET ACRES	LEASEHOLD STATUS
Billis Ranch Solar LLC 12152 E 168th Ave. Brighton, CO 80602 **Vesting Document:** Quit Claim Deed: Rec. No. 939854 See Note 4	62.5000%	400.00000	**APPEARS OPEN**
Heritage Oil Co. c/o Ralph A. Dinkel 8683 E. Lincoln Ave. #250 Lone Tree, CO 80124 **Vesting Document:** Mineral Deed: Rec. No. 872175	6.2500%	40.00000	**APPEARS OPEN**
Triple T Investments, LLC 15366 Road O Fort Morgan, CO 80701 **Vesting Document:** Quit Claim Mineral Deed: Rec. No. 872536	6.2500%	40.00000	**APPEARS OPEN**
Estate of Fenner N. Cunningham, dec'd **Vesting Document:** Warranty Deed: Rec. No. 403981 See Note 3	6.2500%	40.00000	**APPEARS OPEN**
Estate of Amanta M. Cunningham, dec'd **Vesting Document:** Warranty Deed: Rec. No. 403981 See Note 3	6.2500%	40.00000	**APPEARS OPEN**
Ellen McCauley UNKNOWN **Vesting Document:** Mineral Deed: Rec. No. 732281 See Note 4	1.5625%	10.00000	**APPEARS OPEN**
Margaret McCauley UNKNOWN **Vesting Document:** Mineral Deed: Rec. No. 732281 See Note 4	1.5625%	10.00000	**APPEARS OPEN**
Teresa Naughton UNKNOWN **Vesting Document:** Mineral Deed: Rec. No. 732281	1.5625%	10.00000	**APPEARS OPEN**

See Note 4			
Annie Gallagher UNKNOWN Vesting Document: Mineral Deed: Rec. No. 732281 See Note 4	1.5625%	10.00000	APPEARS OPEN
Robert Drew 6459 A Zang St., Apt. #A Arvada, CO 8004 Vesting Document: PR Deed: Rec. No. 725689 See Note 4	0.3472%	2.22222	APPEARS OPEN
Jeannette Wilcox Route 1 – Box 521, Space #53 Warrenton, OR 97146 Vesting Document: PR Deed: Rec. No. 725689 See Note 4	0.3472%	2.22222	APPEARS OPEN
Curtis E. Drew 899 Pearl St., Apt. #2 Denver, CO 80203-3321 Vesting Document: Affidavit of Heirship: Rec. No. 874729 Affidavit of Heirship: Rec. No. 874730 See Note 4	0.3472%	2.22222	APPEARS OPEN
Delbert Drew 823 27th Ave. Greeley, CO 80634 Vesting Document: PR Deed: Rec. No. 725689 See Note 4	0.3472%	2.22222	APPEARS OPEN
Donald Drew 321 South Lake St. Fort Morgan, CO 80701 Vesting Document: PR Deed: Rec. No. 725689 See Note 4	0.3472%	2.22222	APPEARS OPEN
John J. Hegarty 9787 West Peak View Dr. Littleton, CO 80123-3195 Vesting Document: PR Deed: Rec. No. 725689 See Note 4	0.3472%	2.22222	APPEARS OPEN
Warren Drew 4399 Pinto Rd. Kingman, AZ 86401 Vesting Document: PR Deed: Rec. No. 725689 See Note 4	0.3472%	2.22222	APPEARS OPEN
Pricilla Peters 6891 East 80th Ave. Commerce City, CO 80022	0.3472%	2.22222	APPEARS OPEN

Vesting Document: PR Deed: Rec. No. 725689 See Note 4			
Patricia Ann Regan as Trustee of Patricia A. Regan Living Trust UNKNOWN Vesting Document: Trust Deed: Rec. No. 939105 See Note 4	0.3472%	2.22222	APPEARS OPEN
Phyllis Pompilil 2007 Unit D Aurora CO, 80013 Vesting Document: PR Deed: Rec. No. 725689 See Note 4	0.3472%	2.22222	APPEARS OPEN
John Michael Drew 12063 Glencoe St. Thornton, CO 80241 Vesting Document: PR Deed: Rec. No. 725689 See Note 4	0.3472%	2.22222	APPEARS OPEN
Daniece Drew 1100 Linda St., Apt. A117 Fort Morgan, CO 80701 Vesting Document: PR Deed: Rec. No. 725689 See Note 4	0.3472%	2.22222	APPEARS OPEN
Patricia Jo Gawith and Zane D. Simmonds, PR's of the Estate of Evelyn Sagel, dec'd Attn: McClary Law P.O. Box 597 Fort Morgan, CO 80701 Vesting Document: Letters Testamentary: Rec. No. 925498 See Note 4	0.3472%	2.22222	APPEARS OPEN
Pam Roberts, ala Pam Taylor 4624 Valley Overlook Dr., Apt. 206 Midlothian, VA 23112 Vesting Document: PR Deed: Rec. No. 725689 See Note 4	0.1736%	1.11111	APPEARS OPEN
David Roberts aka Michael David Roberts 1442 Pinecone St. Moscow, ID 83843 Vesting Document: PR Deed: Rec. No. 725689 See Note 4	0.1736%	1.11111	APPEARS OPEN
Crisanne Orgaard 3717 Normandy St. Bismarck, ND 58503 Vesting Document: Quit Claim Deed: Rec. No. 903273 See Note 4	0.1157%	0.74074	APPEARS OPEN

Kay Renee Bear 14905 E. Alki Ln. Spokane Valley, WA 99216 <u>Vesting Document:</u> Quit Claim Deed: Rec. No. 903273 See Note 4	0.1157%	0.74074	APPEARS OPEN
John Edward Drew 1337 Albany Dr. Bismarck, ND 58504 <u>Vesting Document:</u> Quit Claim Deed: Rec. No. 903273 See Note 4	0.1157%	0.74074	APPEARS OPEN
Jim Drew aka James Drew P.O. Box 1235 Jamestown, ND 585401 <u>Vesting Document:</u> PR Deed: Rec. No. 725689 See Note 4	0.1157%	0.74074	APPEARS OPEN
Rae Ann Drew HCR Route 38, Box 70 Las Vegas, NV 89124-9105 <u>Vesting Document:</u> PR Deed: Rec. No. 725689 See Note 4	0.1157%	0.74074	APPEARS OPEN
Susan M. Hergenreter c/o 84577 Highway 144 Weldona, CO 80653 <u>Vesting Document:</u> PR Deed: Rec. No. 892517 See Note 4	0.0868%	0.55556	APPEARS OPEN
Ronald E. Cox c/o 84577 Highway 144 Weldona, CO 80653 <u>Vesting Document:</u> PR Deed: Rec. No. 892517 See Note 4	0.0868%	0.55556	APPEARS OPEN
Kathleen L. Lorenzini c/o 84577 Highway 144 Weldona, CO 80653 <u>Vesting Document:</u> PR Deed: Rec. No. 892517	0.0868%	0.55556	APPEARS OPEN
Colleen K. Gilliland c/o 84577 Highway 144 Weldona, CO 80653 <u>Vesting Document:</u> PR Deed: Rec. No. 892517 See Note 4	0.0868%	0.55556	APPEARS OPEN
Carol Easter 29 Hartford Dr. Lucasville, OH 45648 <u>Vesting Document:</u> Affidavit of Heirship: Rec. No. 873842 Affidavit of Heirship: Rec. No. 873843 See Note 4	0.0694%	0.44444	APPEARS OPEN

Connie Evans 1510 Lake Point Way, Unit 43 Centerville, OH 45459 **Vesting Document:** Affidavit of Heirship: Rec. No. 873842 Affidavit of Heirship: Rec. No. 873843 See Note 4	0.0694%	0.44444	**APPEARS OPEN**
Gary Hudson 7795 Normandy Ln. Centerville, OH 45459 **Vesting Document:** Affidavit of Heirship: Rec. No. 873842 Affidavit of Heirship: Rec. No. 873843 See Note 4	0.0694%	0.44444	**APPEARS OPEN**
Gregg Hudson 2700 Richlawn Cir. Kettering, OH 45440 **Vesting Document:** Affidavit of Heirship: Rec. No. 873842 Affidavit of Heirship: Rec. No. 873843 See Note 4	0.0694%	0.44444	**APPEARS OPEN**
Elisa Drew 3427 E. 117th Place Thornton, CO 80233 **Vesting Document:** Affidavit of Heirship: Rec. No. 873905 See Note 4	0.0579%	0.37037	**APPEARS OPEN**
Phillip Brian Drew 2015 N. Main Logan, UT 84341 **Vesting Document:** Affidavit of Heirship: Rec. No. 873905 See Note 4	0.0579%	0.37037	**APPEARS OPEN**
Renee Gibbs 500 Kauffman Ave. Fairborn OH 45324 **Vesting Document:** Affidavit of Heirship: Rec. No. 873842 See Note 4	0.0347%	0.22222	**APPEARS OPEN**
Brad Cooper 500 Kauffman Ave. Fairborn OH 45324 **Vesting Document:** Affidavit of Heirship: Rec. No. 873843 See Note 4	0.0347%	0.22222	**APPEARS OPEN**
TOTAL	**100.000000%**	**640.00000**	

Tax Info: Account: R010870
Parcel #: 1485-110-00-001

Liens: Not checked

Mortgages: Not checked

Production/Permits: Pursuant to a search of the Colorado Oil and Gas Conservation Commission website (http://cogcc.state.co.us/) on 8/3/2025, there are no producing wells in Section 11, Township 1 North, Range 59 West, 6th p.m.

Title Notes:

1. Anthony Malick obtained the E2 of Section 11 through a patent from the United States found at Reception Number 537599 dated July 11, 1916. The next conveyance of this property is from the estate Anna Malick, by decree found at Reception Number 372779, dated October 18, 1951. Further curative may be needed to find a probate record for Anthony Malick to ensure Anna Malick was his heir.

2. Ben, Andrew, John and Frank Malick conveyed all of Section 11 to Fenner and Amanta Cunningham by Warranty Deed found at Reception Number 384939, dated January 7, 1953. In this deed they reserved an undivided one-half of a non-participating royalty. No further information, including addresses for the Malick's are found of record.

3. Fenner and Amanta Cunningham, et al conveyed all of Section 11 to James Hegarty by Warranty Deed found at Reception Number 550911, dated October 4, 1968. In this deed, they reserved an undivided ¼ interest in and to all oil, gas and other minerals. It appears that Fenner and Amanta Cunningham are deceased. It appears through Quitclaim Mineral Deeds found at Reception Numbers 769692 and 769693, Donald F. Cunningham and Delbert C. Cunningham are their heirs. However, curative will be needed to locate the probate for Fenner and Amanta Cunningham to verify their heirs.

4. John and Bernice Higgins conveyed 1/8 minerals to all of Section 11 to Farmers State Bank, Trustee, by Mineral Deed found at Reception Number 572935. In this mineral deed, they specifically reserved all executive rights. These rights are now owned by the current mineral owner, Billis Ranch Solar, LLC.

The above-described lands may be subject to possible unrecorded changes in ownership not found in the county records. This Ownership Report is intended to cover instruments properly indexed in the Morgan County Clerk and Recorder's Office and from selected, related court and/or real estate records in connection with the subject lands. This report was made solely for the benefit of ETR Land Services, LLC for the purpose of assisting in a determination of apparent public record ownership and leasehold status of the mineral lands involved. The instruments and records referred to and reported on have not been examined to determine their legal sufficiency. No warranty of title is expressed or implied in the accompanying report. ETR Land Services, LLC and the undersigned accept no liability for the use of the material contained herein.

Prepared By: Erica McCormac, ETR Land Services, LLC
Dated: August 5, 2025

Property Record Card

Morgan

BILLIS RANCH SOLAR LLC

12152 E 168TH AVE
BRIGHTON, CO 80602

Account: R010870
Tax Area: 227 - RE 3
Acres: 640.000

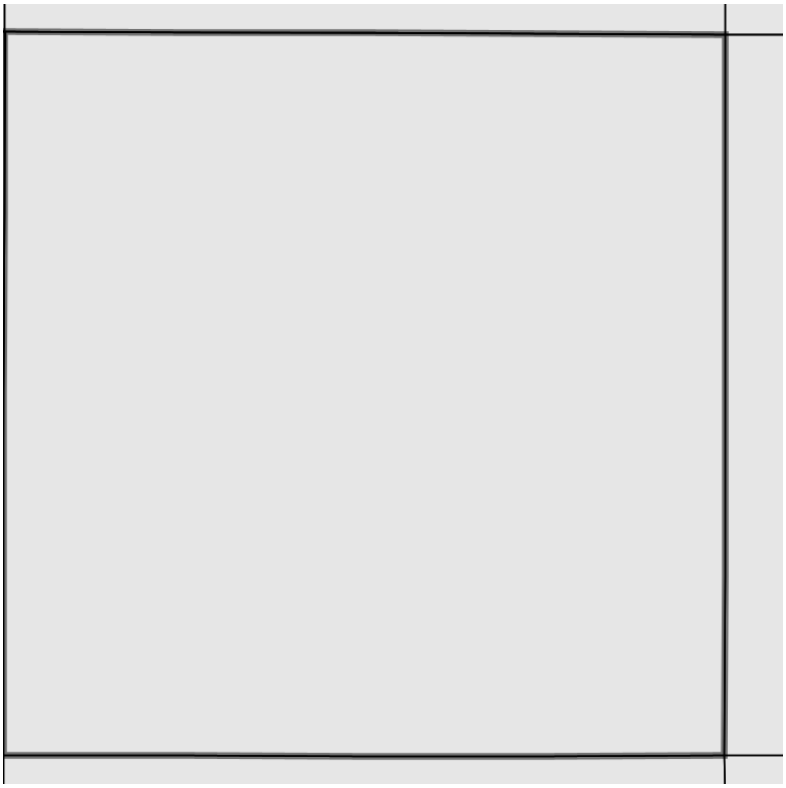
Parcel: 1485-110-00-001
Situs Address:

Account Type 4000 - AG

Value Summary

Value By:	Market	Override
Land (1)	$19,540	N/A
Land (2)	$1,920	N/A
Land (3)	$50	N/A
Total	**$21,510**	**$21,510**

Legal Description
S: 11 T: 1 R: 59 ALL



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
823370	12/17/2004	SWD	UI	N	$1,399,600	1.54	$1,399,600	1.54	$1,399,600	1.54

Land Occurrence 1

Property Code 4147 - GRAZING LAND Land Use Code 414720 - GR GB1

SubArea		FOOTPRINT	ACTUAL	EFFECTIVE	HEATED
Acres			552		
Total			552.00		
	Value	Rate	Rate	Rate	Rate
	$19,540		35.40		

Property Record Card

Morgan

Land Occurrence 2

Property Code	4147 - GRAZING LAND	Land Use Code	414730 - GR GC1

SubArea		FOOTPRINT	ACTUAL	EFFECTIVE	HEATED
Acres			80		
Total			80.00		
	Value	**Rate**	**Rate**	**Rate**	**Rate**
	$1,920		24.00		

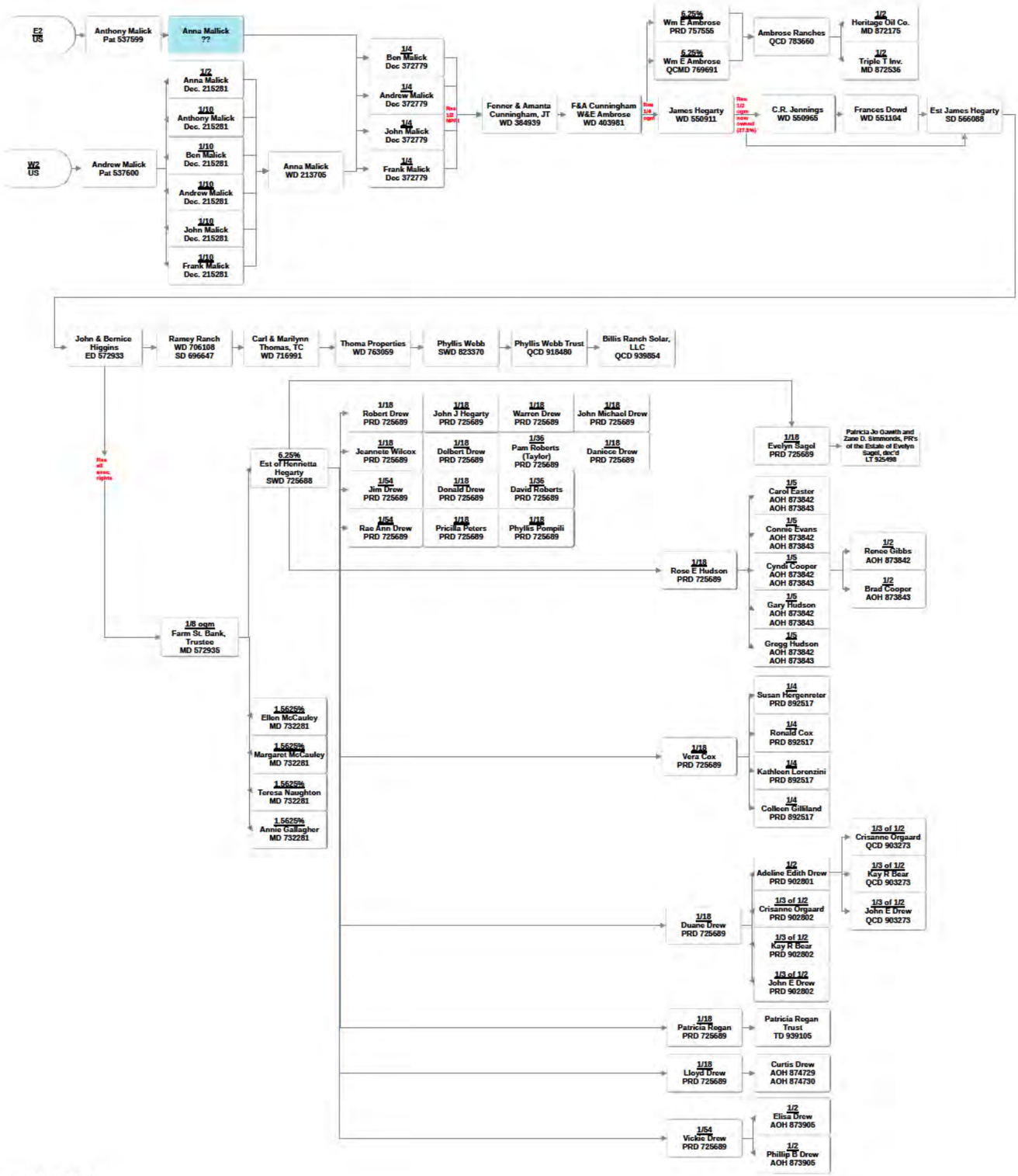
Land Occurrence 3

Property Code	4167 - FARM/RANCH WASTE LAND	Land Use Code	416760 - ROAD/DITCH

SubArea		FOOTPRINT	ACTUAL	EFFECTIVE	HEATED
Acres			8		
Total			8.00		
	Value	**Rate**	**Rate**	**Rate**	**Rate**
	$50		6.25		

Abstract Summary

Code	Classification	Non-School Actual Value	Non-School Taxable Value	School Actual Value	School Taxable Value	Actual Value Override	Taxable Override
4147	GRAZING LAND	$21,460	$5,790	$21,460	$5,790	$21,460	$5,790
4167	FARM/RANCH WASTE LAND	$50	$10	$50	$10	$50	$10
Total		**$21,510**	**$5,800**	**$21,510**	**$5,800**	**$21,510**	**$5,800**



T1N-R59W Sec. 11

MINERAL TITLE RUN SHEET

Township 1 North - Range 59 West, Section 11: ALL
Morgan County, Colorado
From Patent to 7/31/2025

REC. NO.	INST.	EFF. DATE	REC. DATE	GRANTOR	GRANTEE	DESCRIPTION	COMMENTS
537599 BLM	Patent	7/11/1916	7/11/1916	United States of America	Anthony Malick	T1N-R59W Sec. 11: E2 320 ac.	NMR
537600 BLM	Patent	7/11/1916	7/11/1916	United States of America	Andrew Malick	T1N-R59W Sec. 11: W2 320 ac.	NMR
215281	Decree	4/29/1932	5/5/1932	In the Matter of the interests of Andrew Malick, dec'd	Anna Malick, 1/2 Anthony Malick, 1/10 Ben Malick, 1/10 Andrew Malick, 1/10 John Malick, 1/10 Frank Malick, 1/10	T1N-R59W Sec. 11: W2 320 ac.	NMR
213705	Warranty Deed	1/26/1932	2/23/1932	Anthony Malick, Andrew Malick, John Malick, Frank Malick and Ben Malick, heirs of Andrew Malick, dec'd	Anna Malick	T1N-R59W Sec. 11: W2 320 ac.	NMR
372779	Decree	#######	#######	In the Matter of the interests of Anna Malick, dec'd	Ben Malick, 1/4 Andrew Malick, 1/4 John Malick, 1/4 Frank Malick, 1/4	T1N-R59W Sec. 11: All	NMR
384939	Warranty Deed	1/7/1953	2/26/1953	Ben Malik, Frank Malik, Andrew Malick and John Malik	Fenner N. Cunningham and Amanta M. Cunnigham, JTWROS	T1N-R59W Sec. 11: All	Grantors res 1/2 NPRI
403981	Warranty Deed	11/5/1954	11/5/1954	Fenner N. Cunningham and Amanta M. Cunnigham	Fenner N. Cunningham and Amanta M. Cunnigham, h/w and William E. Ambrose and Eva L. Ambrose, h/w	T1N-R59W Sec. 11: All	NMR
550911	Warranty Deed	10/4/1968	#######	Fenner N. Cunningham and Amanta M. Cunnigham, h/w and William E. Ambrose and Eva L. Ambrose, h/w	James Hegarty	T1N-R59W Sec. 11: All	Res und 1/4 ogm
550965	Warranty Deed	#######	#######	James Hegarty	C. R. Jennings	T1N-R59W Sec. 11: All	Res und 1/2 ogm now owned (37.5% RTI)
551104	Warranty Deed	#######	#######	C. R. Jennings	Frances E. Dowd	T1N-R59W Sec. 11: All W.O.L.	NMR

566088	Sheriff's Deed	6/14/1971	6/14/1971	Sheriff of Morgan County	Henrietta Hegarty, executrix of the Estate of James Hegarty, dec'd	T1N-R59W Sec. 11: All	NMR
570274	Order	5/16/1963	1/20/1972	In the Matter of the Estate of James Hegarty, dec'd	Henrietta Hegerty, then upon death to sister and nieces	N/A	NMR
572933	Executrix Deed	6/1/1972	6/1/1972	Henrietta Hegarty, executrix of the Estate of James Hegarty, dec'd	John G. Higgins and Bernice Higgins	T1N-R59W Sec. 11: All	NMR
572935	Mineral Deed	6/1/1972	6/1/1972	John G. Higgins and Bernice Higgins	The Farmers State Bank of Fort Morgan, Trustee	T1N-R59W Sec. 11: All	Conveys und 1/8 ogm; res all executive rights
574019	Decree	7/20/1972	7/25/1972	In the Matter of the Estate of James Hegarty, dec'd	Farmers State Bank of Fort Morgan, Trustee (Martial Trust), 50% Farmers State Bank of Fort Morgan, Trustee, 50%	N/A	NMR
706108	Warranty Deed	2/7/1974	12/7/1987	John G. Higgins and Bernice Higgins	Ramey Ranch Co.	T1N-R59W Sec. 11: All W.O.L.	Res und 1/2 ogm now owned for 15 years (expired)
666431	Quit Claim Deed	9/20/1982	#######	Colorado National Bank of Denver	Ramey Ranch Co.	T1N-R59W Sec. 11: All W.O.L.	NMR
696647	Sheriff's Deed	4/13/1986	5/13/1986	Sheriff of Morgan County	Ramey Ranch Co.	T1N-R59W Sec. 11: All W.O.L.	NMR
716991	Warranty Deed	#######	#######	Ramey Ranch Co.	Carl D. Thomas and Marilynn J. Thomas, TC	T1N-R59W Sec. 11: All W.O.L.	NMR
725688	Special Warranty Deed	5/1/1991	6/27/1991	The Farmers State Bank of Fort Morgan, Trustee	John J. Hegarty, PR of the Estate of Henrietta Hegarty	T1N-R59W Sec. 11: All W.O.L.	Conveys 1/2 of und 1/8 ogm

725689	Personal Rep's Deed	5/1/1991	6/27/1991	John J. Hegarty, PR of the Estate of Henrietta Hegarty	Robert Drew, 1/18 Duane Drew, 1/18 Jeannete Wilcox, 1/18 Jim Drew, 1/54 Vickie Drew, 1/54 Rae Ann Drew, 1/54 Lloyd Drew, 1/18 Delbert Drew, 1/18 Donald Drew, 1/18 Vera Cox, 1/18 John J. Hegarty, 1/18 Rose Ellen Hudson, 1/18 Warren Drew, 1/18 Pam Roberts aka Pam Taylor, 1/36 David Roberts aka Michael David Roberts, 1/36 Pricilla Peters, 1/18 Patricia Regan, 1/18 Phyllis Pompili, 1/18 John Michael Drew, 1/18 Daniece Drew, 1/18 Evelyn Sagel, 1/18	T1N-R59W Sec. 11: All W.O.L.	Conveys 1/2 of und 1/8 ogm
732281	Mineral Deed	9/17/1992	9/18/1992	The Farmers State Bank of Fort Morgan, Trustee	Ellen McCauley, Margaret McCauley, Teresa Naughton and Annie Gallagher	T1N-R59W Sec. 11: All W.O.L.	Conveys 1/2 of und 1/8 ogm
757555	Personal Rep's Deed	8/21/1996	9/19/1996	Eva Jane Morton, PR of the Estate of William Ernest Ambrose, dec'd	William E. Ambrose	T1N-R59W Sec. 11: All W.O.L.	Conveys all ogm
763059	Warranty Deed	1/6/1997	7/14/1997	Carl D. Thomas and Marilynn J. Thomas, TC	Thoma Properties, LLC	T1N-R59W Sec. 11: All W.O.L.	NMR
769691	Quit Claim Mineral Deed	2/13/1998	5/26/1998	Eva Jane Morton fka Eva Jane Ambrose	William E. Ambrose	T1N-R59W Sec. 11: All	Conveys all ogm
769692	Quit Claim Mineral Deed	2/13/1998	5/26/1998	Donald F. Cunningham	William E. Ambrose	T1N-R59W Sec. 11: All	Conveys all ogm
769693	Quit Claim Mineral Deed	2/10/1998	5/26/1998	Delbert C. Cunningham	William E. Ambrose	T1N-R59W Sec. 11: All	Conveys all ogm
783660	Quit Claim Deed	#######	3/13/2000	William E. Ambrose	Ambrose Ranches LLLP	T1N-R59W Sec. 11: All W.O.L.	Conveys all ogm

823370	Special Warranty Deed	#######	#######	Thoma Properties, LLC	Phyllis Webb	T1N-R59W Sec. 11: All W.O.L.	NMR
872175	Mineral Deed	#######	11/8/2011	Ambrose Ranches LLLP	Heritage Oil Company	T1N-R59W Sec. 11: All	Conveys 1/2 of ogm now owned
872536	Mineral Deed	#######	#######	Ambrose Ranches LLLP	Triple T Investments, LLC	T1N-R59W Sec. 11: All	Conveys all ogm
873842	Affidavit of Heirship		2/7/2012	Renee Gibbs, as to Rose Ellen Hudson, dec'd and Cyndi Cooper, dec'd	Carol Easter Connie Evans Cyndi Cooper - Renee Gibbs Gary Hudson Gregg Hudson	N/A	NMR
873843	Affidavit of Heirship		2/7/2012	Brad Cooper, as to Rose Ellen Hudson, dec'd and Cyndi Cooper, dec'd	Carol Easter Connie Evans Cyndi Cooper - Brad Cooper Gary Hudson Gregg Hudson	N/A	NMR
873905	Affidavit of Heirship		2/9/2012	Elisa Drew, as to Vickie Drew, dec'd	Elisa Drew Phillip Brian Drew	N/A	
874730	Affidavit of Heirship		3/22/2012	As to Lloyd Eugene Drew, dec'd	Alice Eileen Drew, wife Curtis Drew, son	N/A	NMR
874729	Affidavit of Heirship		3/22/2012	As to Alice Eileen Drew, dec'd	Curtis Drew, son	N/A	NMR
892517	Personal Rep's Deed	3/20/2015	3/24/2015	Susan M. Hergenreter and Kathleen L. Lorenzini, Co-PR's of the Estate of Vera Marie Cox aka Vera M. Cox, dec'd	Susan M. Hergenreter, Ronald E. Cox, Kathleen L. Lorenzini and Colleen K. Gilliland	T1N-R59W Sec. 11: All W.O.L.	Conveys all ogm
902801	Personal Rep's Deed	#######	12/1/2016	Crisanne Orgaard, PR of the Estate of Duane Edward Drew, aka Duane E. Drew, dec'd	Adeline Edith Drew	T1N-R59W Sec. 11: All W.O.L.	Conveys 1/2 of ogm now owned
902802	Personal Rep's Deed	#######	12/1/2016	Crisanne Orgaard, PR of the Estate of Duane Edward Drew, aka Duane E. Drew, dec'd	Crisanne Orgaard, Kay Renee Bear, John Edward Drew, TC	T1N-R59W Sec. 11: All W.O.L.	Conveys 1/2 of ogm now owned
903273	Quit Claim Deed	#######	#######	Adeline Edith Drew	Crisanne Orgaard, Kay Renee Bear, John Edward Drew, TC	T1N-R59W Sec. 11: All W.O.L.	Conveys all ogm
918480	Quit Claim Deed	5/17/2019	5/21/2019	Phyllis Webb	The Phyllis Ellen Webb Trust, dated May 17, 2019	T1N-R59W Sec. 11: All W.O.L.	NMR
925498	Letters Testamentary	4/30/2019	8/11/2020	In the Matter of the Estate of Evelyn Sagel aka Evelyn K. Sagel aka Evelyn Kimbal Sagel, dec'd	Patricia Jo Gawith and Zane D. Simmonds, PR's of the Estate of Evelyn Sagel, dec'd	N/A	NMR

933707	Memo of Option Agreement for Lease	6/4/2021	6/23/2021	The Phyllis Ellen Webb Trust, dated May 17, 2019	Hecate Energy Cheyenne Mountain Solar LLC	T1N-R59W Sec. 11: All W.O.L.	12 months/36 month extension
939105	Trust Deed	2/28/2022	3/7/2022	Patricia Regan	Patricia Ann Regan as Trustee of Patricia A. Regan Living Trust	T1N-R59W Sec. 11: All W.O.L.	Conveys all ogm
939854	Quit Claim Deed	2/15/2022	4/8/2022	The Phyllis Ellen Webb Trust, dated May 17, 2019	Billis Ranch Solar, LLC	T1N-R59W Sec. 11: All W.O.L.	NMR
940492	Amendment to Memo of Option Agreement for Lease	4/15/2022	5/9/2022	The Phyllis Ellen Webb Trust, dated May 17, 2019	Hecate Energy Cheyenne Mountain Solar LLC	T1N-R59W Sec. 11: All W.O.L.	NMR
951871	Amendment to Memo of Option Agreement for Lease	6/3/2024	6/26/2024	The Phyllis Ellen Webb Trust, dated May 17, 2019	Hecate Energy Cheyenne Mountain Solar LLC	T1N-R59W Sec. 11: All W.O.L.	Extended to 60 months
952572	Amendment and Restated Memo of Option Agreement for Lease	8/7/2024	8/9/2024	Billis Ranch Solar, LLC	Hecate Energy Cheyenne Mountain Solar LLC	T1N-R59W Sec. 11: All W.O.L.	12/36/60 months
953664	Memo of Option Agreement for Purchase of Real Property	#######	#######	Billis Ranch Solar, LLC	Tri-State Generation and Transmission Association, Inc.	T1N-R59W Sec. 11: All	NMR

62.5000%	640.000	400.00000
6.2500%	640.000	40.00000
6.2500%	640.000	40.00000
6.2500%	640.000	40.00000
6.2500%	640.000	40.00000
1.5625%	640.000	10.00000
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0.3472%	640.000	2.22222
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0.1736%	640.000	1.11111
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0.1157%	640.000	0.74074
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0.0868%	640.000	0.55556
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0.0694%	640.000	0.44444
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0.0694%	640.000	0.44444
0.0579%	640.000	0.37037
0.0579%	640.000	0.37037
0.0347%	640.000	0.22222
0.0347%	640.000	0.22222
		640.00000
100.0000%		

Billis Ranch Solar LLC	400.00000
Heritage Oil Co.	40.00000
Triple T Investments	40.00000
Estate of Fenner Cunningham	40.00000
Estate of Amanta Cunningham	40.00000
Ellen McCualey	10.00000
Margaret McCauley	10.00000
Teresa Naughton	10.00000
Annie Gallagher	10.00000
Robert Drew	2.22222
Jeannete Wilcox	2.22222
Curtis Drew	2.22222
Delbert Drew	2.22222
Donald Drew	2.22222
John J. Hegarty	2.22222
Warren Drew	2.22222
Pricilla Peters	2.22222
Patricia Regan Trust	2.22222
Phyllis Pompili	2.22222
John Michael Drew	2.22222
Daniece Drew	2.22222
Patricia Jo Gawith and Zane D. Simmonds, PR's of the Estate of Evelyn Sagel, dec'd	2.22222
Pam Roberts aka Pam Taylor	1.11111
David Roberts aka	1.11111
Crisanne Orgaard	0.74074
Kay R Bear	0.74074
John E Drew	0.74074
Jim Drew aka James Drew	0.74074
Rae Ann Drew	0.74074
Susan Hergenreter	0.55556
Ronald Cox	0.55556
Kathleen Lorenzini	0.55556
Colleen Gilliland	0.55556
Carol Easter	0.44444
Connie Evans	0.44444
Gary Hudson	0.44444
Gregg Hudson	0.44444
Elisa Drew	0.37037
Phillip Brian Drew	0.37037
Renee Gibbs	0.22222
Brad Cooper	0.22222
	640.00000

APPENDIX E REQUEST FOR WAIVER

TRI-STATE

June 12, 2025

Nicole Hay, Director
Morgan County Planning and Zoning Department
231 Ensign Street, P.O. Box 596, Fort Morgan, Colorado 80701

Subject: Tri-State Generation Morgan County 1041 Regulations – ("1041 Regulations") – Permit Application – Major Transmission Line Facility ("Project") - Request Waiver

Dear Ms. Hay:

Tri-State Generation and Transmission Association, Inc. (Tri-State) is requesting a waiver of the property title information requirements for the above mentioned Project, as set forth in Chapter 3, Article 3, Subsection 3-305(2)(b)(iii) in the 1041 Regulations (1041 Regulations), based on authority vested in you by the regulations to grant waivers to specific submittal requirements pursuant to Section 3-305(5), and as further provided in Subsection 2-204.

The property title information required as part of the Permit Application pursuant to the regulatory provision cited above is not of major relevance to the decision on the application, and it is unreasonably burdensome for the Applicant to provide in light of the nature and scope of the Project. The required property title information, as set forth in the 1041 Regulations, includes, but is not limited to, the following:

"*The names and addresses of persons or entities with an interest in any real property proposed to be physically disturbed or crossed by the activity or development which is the subject of the application, excluding mineral interests but including those holding mortgages, judgments, liens, easements, contract rights, rights of way, reservations, exceptions, or other encumbrances …*"

The nature and scope of the Project include a major electrical transmission line facility within a twenty-four (24) mile utility corridor that crosses Morgan County. Due to the significant length and varied character of the proposed Project corridor, the practical difficulties, including time and expense, of assembling and ensuring the accuracy of the required information are daunting and not readily achievable. Tri-State respectfully requests that it be granted a waiver to the property title information provision set forth in Chapter 3, Article 3, Subsection 3-305(2)(b)(iii). As a condition of approval, Tri-State will provide proof that the right-of-way has been fully acquired before the start of construction.

For more information about the Project, please contact me by telephone at [redacted] or by email at [redacted] or contact our environmental consultant, Rita Ruderman with POWER Engineers Inc., by telephone at [redacted] or email at [redacted]

Sincerely,

Izzy Beshouri

Transmission Siting, Permitting, & Environmental Planner

P.O. BOX 33695
DENVER, CO 80233-0695
303-452-6111
WWW.TRISTATE.COOP

A Touchstone Energy® Cooperative

APPENDIX F BEST MANAGEMENT PRACTICES AND ENVIRONMENTAL PROTECTION MEASURES

TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION, INC.
ENVIRONMENTAL PROTECTION MEASURES FOR
CONSTRUCTION PROJECTS

TOPIC - No.	STANDARD ENVIRONMENTAL PROTECTION MEASURES
General	
G-1	The contractor shall comply with all federal, state and local environmental laws, orders and regulations. Prior to construction, all supervisory construction personnel will be instructed on the protection of cultural and ecological resources.
G-2	Prior to construction, Tri-State shall discuss with the Contractor areas of environmental sensitivity within the Project area, and, in particular, those areas where a monitor must be present during construction.
Access Routes	
AR-1	No construction activities will be performed during periods when the soil is too wet to adequately support equipment and vehicles. If equipment or vehicles create ruts in excess of 4-6 inches deep for a distance of 10 feet on native surface roads, the soil shall be deemed too wet to adequately support construction equipment. If equipment or vehicles create ruts in excess of 1 inch deep on graveled roads, the roads shall be deemed to wet to support construction equipment.
AR-2	Only the minimum amount of soils and vegetation necessary for the maintenance of the access routes and the safe and reliable operation of transmission line will be disturbed. If excavation is necessary, topsoil will be conserved and reused as cover on disturbed areas to facilitate re-growth of vegetation. Vegetation will be cleared from those areas necessary to obtain adequate working width and turning radius space for maintenance equipment and allow for the safe operation of the transmission line.
Aesthetics	
A-1	The contractor shall exercise care to preserve the natural landscape and shall conduct construction operations so as to prevent any unnecessary destruction, scarring or defacing of the natural surroundings in the vicinity of the work. Except where clearing is required for permanent works, approved temporary or permanent construction roads, staging areas or excavation operations, vegetation shall be preserved and shall be protected from damage by the contractor's construction operations and equipment.
A-2	The contractor shall minimize scarring, defacing, damage or destruction of the natural landscape resulting from construction operations and any unnecessary or unauthorized shall be repaired by the contractor to the satisfaction of Tri-State.
A-3	All construction materials, waste and debris shall be removed from the project area in a timely manner. Burning or burying of waste materials on the right-of-way or at the construction site will not be allowed. All materials resulting from the contractor's clearing operations shall be removed from the right-of-way.
A-4	Structures will be located and designed to conform with the terrain and with minimal visual impacts whenever possible. Leveling and benching of the structure sites will be done to the minimum necessary to allow structure assembly and erection.
Air Quality	
AQ-1	The contractor shall utilize practicable methods and devices as are reasonably available to control, prevent and otherwise minimize atmospheric emissions or discharges of air contaminants.
AQ-2	Possible construction related dust disturbance shall be controlled by the periodic application of water to all disturbed areas along the right-of-way and access roads.
AQ-3	Vehicles and equipment showing excessive emission of exhaust gases due to poor engine adjustments or other inefficient operating conditions shall not be operated until corrective adjustments or repairs are made.
AQ-4	Post seeding mulch will be utilized during reclamation activities to help reduce wind erosion and blowing dust. The mulch/stabilization will be performed as soon as possible after completion of project activities to minimize potential fugitive dust generation as re-vegetation occurs.
Biological Resources	
BR-1	Vegetation shall be preserved and protected from damage by construction operations to the maximum extent practicable. Removal of brush and trees will be limited to those necessary for access and construction There will be no clear cutting within the right-of-way unless specifically

	approved in writing by Tri-State.
BR-2	Disturbed areas where vegetation has been removed by construction activities to the extent that the potential for soil erosion is increased to a detrimental level will be subject to seedbed preparation techniques, reseeded to an approved seed mixture, and mulched if necessary during a recognized planting season. Mulching shall be applied only to those areas where potential erosion would prohibit vegetation establishment and growth.
BR-3	The contractor shall not cross any wetland and riparian areas (of or relating to, or located on, the banks of a river or stream), unless at designated locations designated by Tri-State
BR-4	On completion of the work, all work areas, except any permanent access roads/trails, shall be regraded, as required, so that all surfaces drain naturally, blend with the natural terrain, and are left in a condition that will facilitate natural revegetation, provide for proper drainage and prevent erosion.
BR-5	All disturbed areas, except the access route running surfaces, will be reseeded with seed mixes as specified by Tri-State.
BR-6	All construction materials and debris shall be removed from the project area.
BR-7	In order to preclude avian electrocutions and minimize collision risk, Tri-State will incorporate Avian Protection Plan (APP) standards developed by the Avian Power Line Interaction Committee (APLIC December 2006) and USFWS to protect birds on power lines, APP Guidelines published April 2005 (APLIC and USFWS 2005), and NESC which specifies electric conductor clearances.
Cultural Resources	
CR-1	Prior to construction, all supervisory construction personnel will be instructed on the protection of cultural resources with reference to relevant laws and penalties, and the need to cease work in the location if cultural resource items are discovered.
CR-2	Should any previously unknown historic/prehistoric sites or artifacts be encountered during construction, all land altering activities at that location will be immediately suspended and the discovery left intact until such time that Tri-State is notified and appropriate measures taken to assure compliance the National Historic Preservation Act and enabling legislation.
Fire Prevention/Control	
FP-1	Construction vehicles shall be equipped with government approved spark arresters.
FP-2	The contractor shall maintain in all construction vehicles a current list of local emergency response providers and methods of contact/communication.
Hazardous Materials	
HM-1	Tri-State shall comply with all applicable federal laws and regulations existing or hereafter enacted or promulgated regarding toxic substances or hazardous materials. In any event, Tri-State shall comply with the Toxic Substance Control Act of 1976, as amended (15 U.S.C. 2601, et seq.) with regard to any toxic substances that are used, generated by or stored on Tri-State property (See 40 CFR, Part 702-799 and especially, provisions on polychlorinated biphenyls, 40 CFR 761.1-761.193.). Additionally, any release of toxic substances (leaks, spills, etc.) in excess of the reportable quantity established by 40 CFR, Part 117 shall be reported as required by the Comprehensive Environmental Response, Compensation and Liability Act of 1980, section 102b. A copy of any report required or requested by any federal agency or state government as a result of a reportable release or spill of any toxic substance shall be furnished to the authorized officer concurrent with the filing of the reports to the involved federal agency or state government.
HM-2	All fuel and fluid spills within this area will be handled in accordance with appropriate state and federal spill reporting and response requirements. Contractor shall notify Tri-State of any spills so appropriate notifications can be made to regulatory authorities.
HM-3	Any waste generated as a result of the proposed action will be properly disposed in a permitted facility. Solid waste generated during construction and periodic maintenance periods will be minimal. All hazardous materials will be handled in accordance with applicable local, state and federal hazardous material statues and regulations.
Land Use	
LU-1	All activities associated with the construction, operation and maintenance of the transmission line, and substation will take place within the authorized limits. Additional access routes or cross-country travel will not be allowed outside of the authorized routes prior to review and approval by Tri-State.
LU-2	The contractor shall maintain all fences, brace panels and gates during the construction period. Any fence, brace panel or gate damaged during construction will be repaired immediately by the contractor to appropriate landowner or agency standards as determined by the authorized

	officer.
LU-3	The contractor shall eliminate, at the earliest opportunity, all construction ruts that are detrimental to agricultural operations and/or hazardous to movement of vehicles and equipment. Such ruts shall be leveled, filled and graded, or otherwise eliminated in an approved manner. Damage to ditches, tile drains, culverts, terraces, local roads and other similar land use features shall be corrected as necessary by the contractor. The land and facilities shall be restored as nearly as practicable to their original condition.
LU-4	Structure foundation holes will not be left open overnight and will be covered. Covers will be secured in place and will be strong enough to prevent livestock, wildlife, or the public from falling through and into a hole.
Noise	
N-1	Construction vehicles and equipment shall be maintained in proper operating condition and shall be equipped with manufacturers' standard noise control devices or better (e.g. mufflers, engine enclosures).
Noxious Weeds	
NW-1	To minimize introduction of noxious weed seed sources to the project area the following measures will be performed: All heavy equipment utilized during construction will be washed prior to departure from the equipment storage facility. Washing of equipment prior to transport from one work site to another is not recommended, as on-site washing of equipment increases the chance of weed seed dispersal by drainage of water off of the site, across an area greater than the size of the work site. Equipment will have accumulations of mud 'knocked off' instead. This method promotes containment of weed seeds on the work site; all seed mixes and mulch used for reclamation activities will be certified weed-free.
Soils and Geology	
S-1	The contractor shall mitigate soils compacted by movement of construction vehicles and equipment, by 1.) loosened and leveled harrowing or disking to approximate pre-construction contours and 2.) reseeded with certified weed-free grasses and mulched (except in cultivated fields). The specific seed mix(s) and rate(s) of application will be determined by Tri-State .
S-2	Movement of construction vehicles and equipment shall be limited to the property and approved access routes.
S-3	Excavated material not used in the backfilling of poles shall be spread around each pole, evenly spread on the access routes in the immediate vicinity of the pole structure or transported off-site to a Tri-State approved disposal location. Disturbed areas shall then be regraded to approximate pre-construction contours and reseeded as specified in S-1.*
S-4	Topsoil will be removed, stockpiled, and re-spread at temporarily disturbed areas not needed for maintenance access.*
Traffic	
T-1	The contractor shall make all necessary provisions for conformance with federal, state and local traffic safety standards and shall conduct construction operations so as to offer the least possible obstruction and inconvenience to public traffic.
Water Quality and Erosion	
WQ-1	Construction activities shall be performed by methods that prevent entrance or accidental spillage of solid matter, contaminants debris, and other objectionable pollutants and wastes into flowing streams or dry water courses, lakes and underground water sources. Such pollutants and wastes include, but are not restricted to, refuse, garbage, cement, concrete, sanitary waste, industrial waste, radioactive substances, oil and other petroleum products, aggregate processing tailings, mineral salts and thermal pollution.
WQ-2	Dewatering work for structure foundations or earthwork operations adjacent to, or encroaching on, streams or water courses shall not be performed without prior approval by Tri-State and appropriate state agencies. Water and eroded materials will be prevented from entering the streams or watercourses by constructing intercepting ditches, bypass channels, barriers, settling ponds or other approved methods.
WQ-3	Borrow pits shall be so excavated that water will not collect and stand therein. Before being abandoned, the sides of borrow pits shall be brought to stable slopes, with slope intersections shaped to carry the natural contour of adjacent, undisturbed terrain into the pit or borrow area, giving a natural appearance. Waste piles shall be shaped to provide a natural appearance.
WQ-4	Excavated material or other construction materials shall not be stockpiled or deposited near or on stream banks, lake shorelines or other water course perimeters where they can be washed away by high water or storm runoff or can in any way encroach upon the actual water source itself.

WQ-5	Waste waters from construction operations shall not enter streams, water courses or other surface waters without use of such turbidity control methods as settling ponds, gravel-filter entrapment dikes, approved flocculating processes that are not harmful to fish, recirculation systems for washing of aggregates or other approved methods. Any such waste waters discharged into surface waters shall be essentially free of settleable material. Settleable material is defined as that material that will settle from the water by gravity during a 1-hour quiescent period.
WQ-6	A Storm Water Management Plan shall be developed if required, to address all construction, reconstruction activities. The plan shall conform will all EPA and Best Management Practices (BMP) requirements.

APPENDIX G BADGER CREEK SWITCHING STATION DRAINAGE REPORT

TRI-STATE GENERATION & TRANSMISSION, INC.

BADGER CREEK SWITCHING STATION
DRAINAGE REPORT

November 11, 2025

Prepared by:

DEL-MONT CONSULTANTS, INC.
ENGINEERING ▼ SURVEYING
125 Colorado Ave. ▼ Montrose, CO 81401 ▼ (970) 249-2251 ▼ (970) 249-2342 FAX
www.del-mont.com ▼ service@del-mont.com

TRI-STATE GENERATION & TRANSMISSION, INC.

BADGER CREEK SWITCHING STATION
DRAINAGE REPORT

ENGINEER'S CERTIFICATION

I hereby certify that this drainage report for the drainage design of the Badger Creek Switchyard was prepared by me (or under my direct supervision) in accordance with the common engineering practices for the owners thereof. I understand that El Paso County does not and will not assume liability for drainage facilities designed by others, including the designs presented in this report.

David Schieldt
Registered Professional Engineer
State of Colorado No. 47195

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Appendix A – Site Maps & Design Drawings
Appendix B – NRCS Soils Report
Appendix C – Site Specific Physical Design Properties
Appendix D – SWMM Modeling Results

1.0 General Location and Description

Tri-State Generation and Transmission (TSGT) in coordination with Del-Mont Consultants, Inc. (DMC) is in the process of designing a new switching station yard. The scope of work includes the construction of the switching station yard & retaining walls, driveway, detention pond and swales, installation of new perimeter fence, and the addition of high voltage electrical equipment and facilities. The purpose of this report is to present the findings from the hydrologic and hydraulic analyses that were performed on the existing property as well as present the results from a detailed analysis performed on the proposed improvements to the property.

1.1 Site Location

The proposed tap is located in the north ½ of Section 11, Township 1 North, Range 59 West, 6th Principal Meridian in Morgan County, Colorado. The switching station site is accessed from County Road F.

1.2 Site Description

The site naturally drains to the northwest and is currently covered in various grasses. There are currently no features on the site to provide water quality or quantity treatment for discharge from the site. Site layout details will be discussed in more detail in **Section 2**.

There are currently no developments on or near the site. No wetlands are present on the site and the site is not located within a floodplain.

2.0 Drainage Basins and Sub-Basins

The property functions overall as one large basin, flowing to the northwest into a roadside ditch on County Road F. Proposed conditions produce several smaller sub-basins and will be discussed in detail in the following sections.

2.1 Existing Drainage Sub-Basins

The existing site was analyzed as one basin. A map illustrating the delineation of the existing property can be found in **Appendix A**. There are no developments on the site or the neighboring property. **Table 2-1** presents the existing basin and its corresponding acreage.

Table 2-1: Existing Basin Acreages

Sub-Basin	Total Area (Acres)
Existing	40.05

2.2 Proposed Drainage Sub-Basins

The proposed conditions will produce several different sub-basins. The proposed site is divided into three different sub-basins; Yard Areas 1-4, Pond, Proposed West, and Proposed East. A map illustrating the delineation of the sub-basins can be found in **Appendix A**. The proposed yard and pond areas have been evaluated as on composite Yard basin. The Proposed East and Proposed West areas contain swales that will route any run-on around the switching station site, returning to historical discharge patterns. **Table 2-2** presents the proposed sub-basins and their corresponding acreages.

Table 2-2: Proposed Sub-Basin Acreages

Sub-Basin	Total Area (Acres)
Yard 1	1.58
Yard 2	1.62
Yard 3	1.17
Yard 4	0.40
Pond	0.69
Proposed West	24.86
Proposed East	9.74

3.0 Drainage Design Criteria

3.1 Methodology

The hydrologic/hydraulic analysis of the site was performed using the Autodesk Storm and Sanitary analysis utilizing the SWMM engine platform model for a 25-year, 24-hour rainfall event of 3.38 total inches and a 100-year, 24-hour rainfall event of 4.49 total inches. The Curve Number method of determining rainfall losses due to infiltration was used. Runoff for all site conditions was computed for both the 25-year and 100-year, 24-hour storms. Rainfall depths were obtained for the region from NOAA Atlas 14, Volume 8, Version 2 and rainfall distribution curves were developed using a 24-hour rainfall distribution. Modeling results are presented in **Appendix D**.

The Mile High Flood District *Detention Basin Design Workbook* was utilized to determine the required water quality capture volume (WQCV) and to design the outlet structure. The spreadsheets/worksheets can be found in **Appendix C** and are discussed in more detail in **Section 4.0**.

Soil data was obtained from a USDA Soils Report and gives a hydrologic soil group A for the site. The soils report is included in **Appendix B**.

The described methods/tools used in the analysis, are in accordance with common engineering practices and guidelines as well as Morgan County requirements.

3.2 Land Cover Hydrologic Properties

Curve numbers and corresponding Manning's N values, for hydrologic soil group A, were assigned to the various land cover types found on the project, both existing and proposed, and are presented in **Table 3-1**.

Table 3-1: Land Cover Hydrologic Properties

Land Cover Type	Curve Number	Manning's N
Pasture, Grassland, or Range – Fair (Native)	49	0.15
Open Graded Aggregate Topping Over Compacted Base (Yard)	76	0.024
Compacted Base Material (Driveways)	76	0.024
Pavement/Concrete	98	0.015

3.3 Weighted Design Values

Utilizing the land cover hydrologic properties presented above, a weighted curve number and Manning's N value was calculated for each of the sub-basins, presented in **Section 2.0** to be used for analysis. **Table 3-2** presents the weighted design values for existing conditions and **Table 3-3** presents the weighted design values for proposed conditions. Detailed calculations can be found in **Appendix C**.

Table 3-2: Existing Sub-Basin Weighted Design Values

Sub-Basin	Total Area (Acres)	Weighted Manning's N	Weighted Curve Number
Existing	40.05	0.150	49

Table 3-3: Proposed Sub-Basin Weighted Design Values

Sub-Basin	Total Area (Acres)	Weighted Manning's N	Weighted Curve Number
Yard Area	5.46	0.04	79.02
Proposed West	24.86	0.15	49.23
Proposed East	9.74	0.15	49

4.0 Drainage Facility Design

4.1 Historical Drainage

Per Morgan County Zoning Regulations 3-705, the 100-year historical discharge value for the site shall be used to determine the allowable discharge from the site for the proposed conditions. Values presented in **Table 3-2** were used in the model to calculate a historical discharge rate for the existing property. **Table 4-1** presents the discharge rate for the existing property for both the 25-year and 100-year 24-hour storm events although the design is based on the 100-year discharge values.

Table 4-1: Existing Property Discharge Values

Sub-Basin	25-Year Discharge (CFS)	100-Year Discharge (CFS)
Existing	9.18	23.57

4.2 Proposed Drainage

Values presented in **Table 3-3** were utilized in the model to calculate the runoff for the proposed conditions. The Mile High Flood District *Detention Basin Design Workbook* was utilized to determine the WQCV in conjunction with the model to size the detention pond. Once the pond was sized, the Mile High Flood District *Detention Basin Design Workbook* was utilized to estimate required orifice sizes in the outlet structure to provide water quality treatment. The model was then used to verify all design elements of the pond and the outlet structure to ensure the pond not only retained the correct WQCV but to also discharge at or less than the required 100-year historic discharge rate presented in **Table 4-1** as well as drain the pond in less than the allowable time per State Requirements**.** The spreadsheet showing the detailed calculations can be found in **Appendix C.** The design of the outlet structure is detailed in the grading drawings.

The proposed detention pond was designed to provide water quality treatment as well as detain the 100-year storm event while maintaining the required 1-foot of freeboard. The proposed detention pond stage-storage curve is presented in **Table 4-2**.

Table 4-2: Detention Pond Stage-Storage Table

Elevation	Surface Area (Sq. Ft.)
4800.2	10
4801	4,861
4802	14,506
4803	21,200
4804	23,594
4805	26,078

The model of the proposed site conditions was utilized to calculate discharge flow rates from the outlet structure in order to size the pond discharge culvert. **Table 4-3** presents the

hydraulic capacity of the culvert and the required capacity to discharge flow from the outlet structure for the 100-year event. Detailed design of the pipe is provided in **Appendix A**.

Table 4-3: Outlet Pipe Hydraulic Capacity (100-year event)

Drainage Feature	Pipe Diameter (in)	Total Capacity (cfs)	Required Flow Capacity (cfs)	Remaining Capacity (cfs)
Pond Outlet	12	1.98	1.78	0.39

Table 4-4 presents the discharge rates for the proposed sub-basins for both the 25-year and 100-year 24-hour storm events prior to detention. This discharge value represents the flow rate that the pond is receiving. The discharge from the pond and other basins (total discharge from site) is summarized in **Table 5-1.**

Table 4-4: Proposed Sub-Basin Discharge Values (Pre-Detention)

Sub-Basin	25-Year Discharge (CFS)	100-Year Discharge (CFS)
Yard Area	17.55	21.91
Proposed West	2.71	4.36
Proposed East	1.24	2.48

Table 4-5 presents the hydraulic capacity of the subdrain system. The Yard basin was broken into four smaller basins to evaluate the capacity of the subdrain piping system. A schematic of the drainage model showing basins and piping can be found in **Appendix A**.

Table 4-5: Proposed Subdrain Capacity (25-year event)

Sub-Basin	25-Year Discharge (CFS)	Associated Subdrain Pipe and Size	Subdrain Capacity	Required Flow Capacity
Yard 1	4.99	SD 1 (24”)	17.33	14.54
Yard 2	5.12	SD 2 (24”)	17.33	9.70
Yard 3	3.58	SD 3 (15”)	4.95	4.73
Yard 4	1.28	SD 4 (12”)	3.11	1.24

Utilizing the flow rates presented above, the model was utilized to analyze the flow path of water through the piping and pond system. With the installation of the outlet structure, the pond was designed to pass both the 25-year and 100-year events, treat the required WQCV, and slowly release the water in the required length of time after the end of an event set forth by the State. The entire switching station drains to the pond and the discharge rate leaving the pond is presented in **Table 5-1.**

5.0 Conclusions

5.1 Drainage Concept

The drainage design has been prepared using sound engineering judgement and practices and will provide an effective means of controlling runoff on the project site as well as protect the site from damage. The design has been completed according to common engineering practices and will result in no downstream impacts to any people or structures. Historic flow paths, discharge rates, and water quality have been maintained or improved.

5.2 Compliance with Morgan County Regulations

Per common practices, the historical discharge rate from the 100-year – 24-hour storm shall be utilized to determine the allowable discharge rate for the proposed improvements. To demonstrate compliance with this requirement, both the existing and proposed conditions were combined into one overall sub-basin. **Table 5-1** presents the overall discharge rates for the overall basin as well as the individual basins.

Table 5-1: Overall Sub-Basin Discharge Values (Post Detention)

Basin	25-Year Discharge (CFS)		100-Year Discharge (CFS)	
	Existing	Proposed	Existing	Proposed
Yard Area (Pond Outlet)	9.18	0.36	23.57	1.78
West		2.71		4.36
East		1.24		2.48
Total	9.18	4.12	23.57	6.98

The pond outlet structure was sized according to common practices so that the proposed condition 100-year discharge rate is less than the required discharge rate from the 100-year, 24-hour storm event, resulting in compliance with Morgan County Zoning Regulations 3-705.

The detention pond was also sized according to MHFD requirements to treat the WQCV, detain the 100-year event, maintain 1 foot of freeboard, and maintain historical discharge patterns resulting in no downstream impacts.

Inspections of the pond and outlet structure will be conducted by the owner on an annual basis as well as after large storm events. If deficiencies are identified or if maintenance is required, maintenance of the outlet structure will be performed by the owner of the property in an effort to return the structure to its original level of functionality. Maintenance may involve cleaning of sediment and debris from the facility, maintaining vegetation growth around the structure, and performing any additional maintenance required.

6.0 References

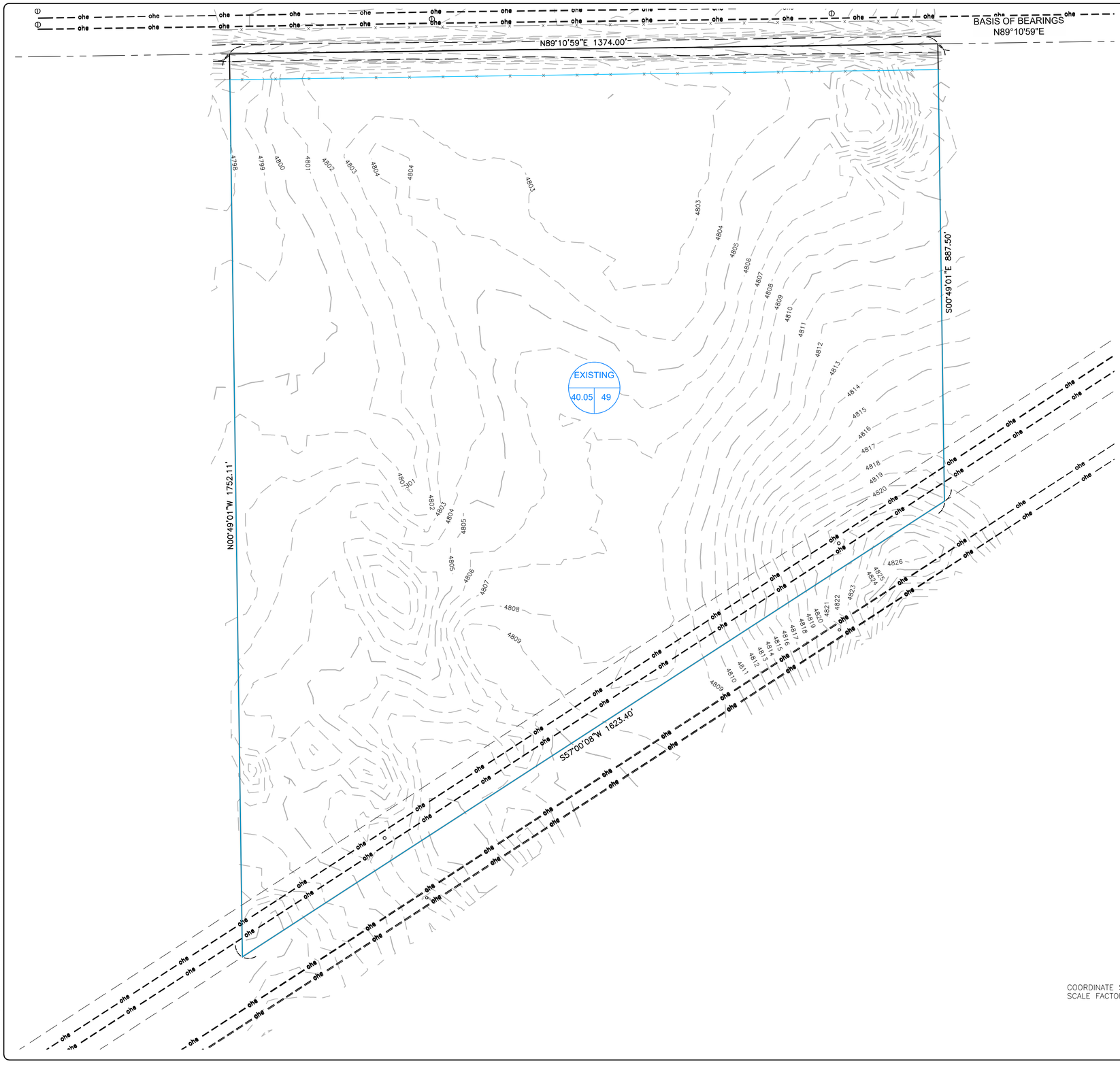
NOAA Atlas 14, Volume 8, Precipitation-Frequency Atlas of the United States. U.S. Department of Commerce, 2013.

United States Department of Agriculture Natural Resources Conservation Service. Web Soil Survey

Mile High Flood District and Flood Control District. *Detention Basin Design Workbook,* Version 4.04, February 2021.

Urban Drainage and Flood Control District. *Urban Storm Drainage Criteria Manual,* Volume *1-3*, June 2001.

Appendix A
Site Maps & Design Drawings



LEGEND

- EXISTING INDEX CONTOUR (5800)
- EXISTING INTERMEDIATE CONTOUR (5796)
- EXISTING DRAINAGE FLOWLINE
- CRITICAL FLOWPATH
- FLOW ARROW
- DRAINAGE BASIN

A = BASIN
B = AREA IN ACRES
C = WEIGHTED RUNOFF COEFFICIENT

Summary Runoff Tables			
Existing			
Design Point	Contributing Area	Runoff Peak 25-year Event	Runoff Peak 100-year Event
	(acres)	(cfs)	(cfs)
1	40.05	9.18	23.57

COORDINATE SYSTEM: COLORADO STATE PLANE CENTRAL ZONE
SCALE FACTOR: 1.0002648129

N

1" = 100'

Scale in feet
100' 0 100' 200'

NO	DATE	REVISIONS	BY

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DESIGNED BY: TMC
DRAWN BY: TMC
SCALE: AS NOTED
FILE NAME: 24211C_BASE.DWG
CHECKED BY: DWS
DATE ISSUED: 11/11/25

TRI-STATE GENERATION & TRANSMISSION
BADGER CREEK SUBSTATION
MORGAN COUNTY, CO

EXISTING DRANAGE BASINS

DMC JOB NO.: 24211

SHEET NO.: A-1
OF 1 SHEETS

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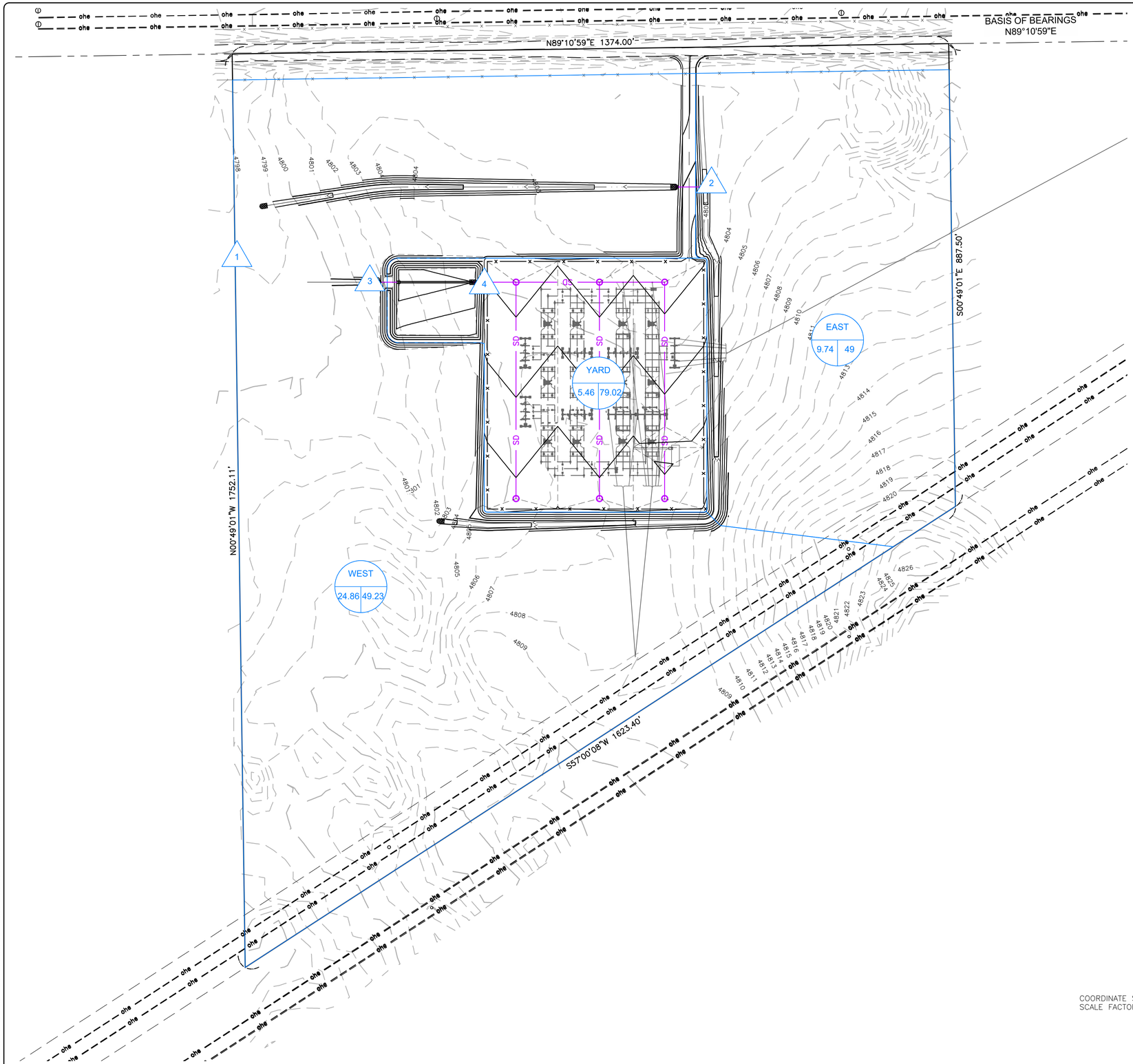

LEGEND

- 5800 / 5796 — EXISTING INDEX CONTOUR / EXISTING INTERMEDIATE CONTOUR
- 5800 / 5796 — PROPOSED INDEX CONTOUR / PROPOSED INTERMEDIATE CONTOUR
- PROPOSED DRAINAGE FLOWLINE
- FLOW ARROW
- PROPOSED DRAINAGE BASIN

A = BASIN
B = AREA IN ACRES
C = WEIGHTED RUNOFF COEFFICIENT

D = DESIGN POINT DESIGNATION

Summary Runoff Tables			
Existing			
Design Point	Contributing Area	Runoff Peak 25-year Event	Runoff Peak 100-year Event
	(acres)	(cfs)	(cfs)
1	40.05	9.18	23.57

Summary Runoff Tables			
Proposed			
Design Point	Contributing Area	Runoff Peak 25-year Event	Runoff Peak 100-year Event
	(acres)	(cfs)	(cfs)
1	40.05	4.12	698
2	9.74	1.24	2.48
3	5.46	0.36	1.78
4	5.46	17.55	21.91

COORDINATE SYSTEM: COLORADO STATE PLANE CENTRAL ZONE
SCALE FACTOR: 1.0002648129

N

1" = 100'

Scale in feet
100' 0 100' 200'

NO	DATE	REVISIONS	BY

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TRI-STATE GENERATION & TRANSMISSION
BADGER CREEK SUBSTATION
MORGAN COUNTY, CO

PROPOSED DRAINAGE BASINS

DMC JOB NO.: 24211

SHEET NO.: A-2

OF 1 SHEETS

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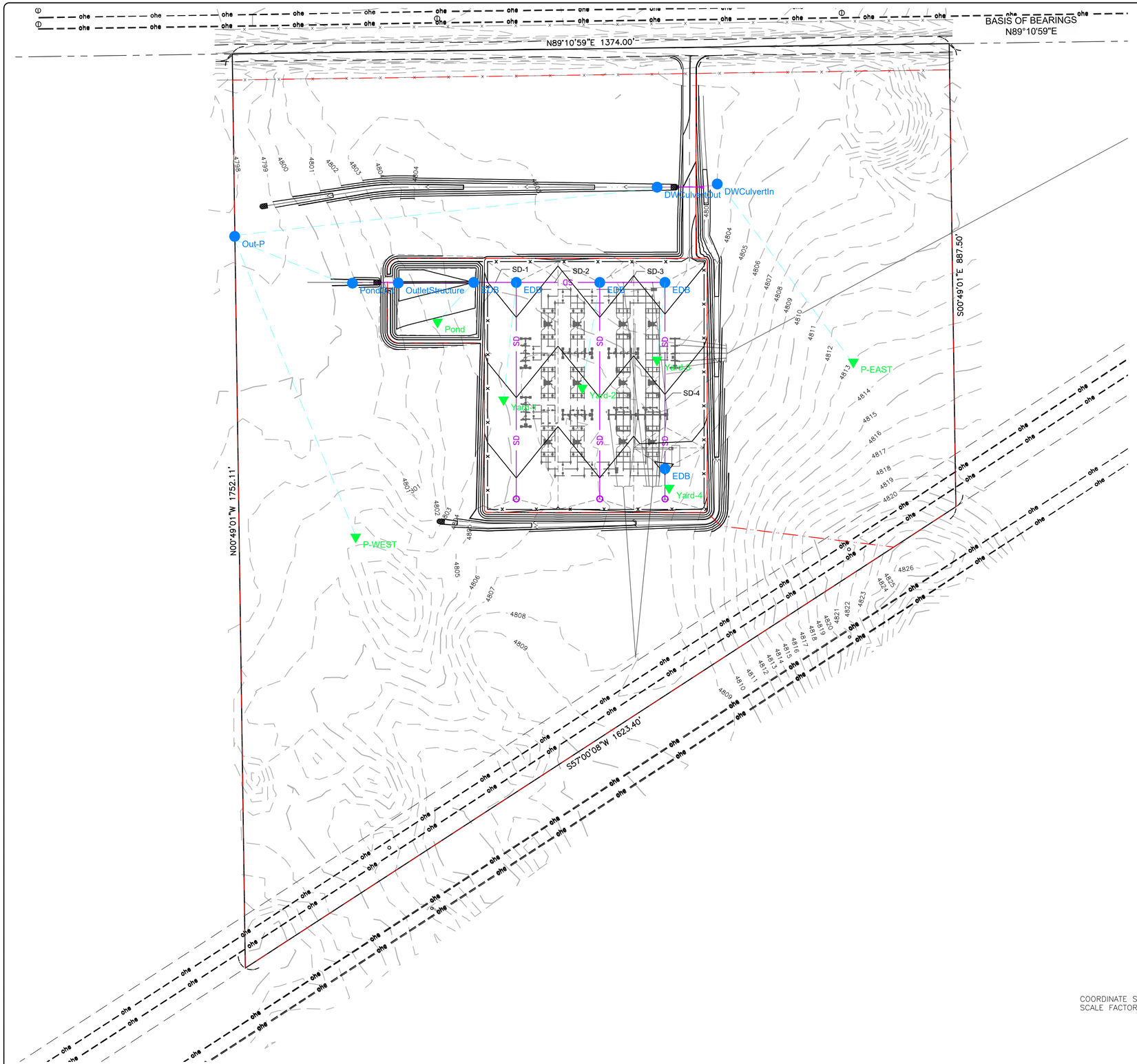

LEGEND

- 5800 / 5796 — PROPOSED INDEX CONTOUR / PROPOSED INTERMEDIATE CONTOUR
- PROPOSED DRAINAGE FLOWLINE
- DRAINAGE LINK
- DIRECT LINK
- DRAINAGE BASIN
- Pond — DRAINAGE NODE
- Yard — SUB-BASIN

NOTE: THIS DRAWING IS A SCHEMATIC REPRESENTATION OF THE AUTODESK STORM AND SANITARY ANALYSIS MODEL. FOR ALL DESIGN SPECIFIC INFORMATION SEE CIVIL PLANS.

N

1" = 100'

Scale in feet

100' 0 100' 200'

COORDINATE SYSTEM: COLORADO STATE PLANE CENTRAL ZONE
SCALE FACTOR: 1.0002648129

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FILE NAME: 24211C_BASE.DWG
CHECKED BY: DWS
DATE ISSUED: 11/11/25

TRI-STATE GENERATION & TRANSMISSION
BADGER CREEK SUBSTATION
MORGAN COUNTY, CO

DRAINAGE MODEL SCHEMATIC

DMC JOB NO.: 24211

SHEET NO.: A-3

OF 1 SHEETS

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Appendix B
NRCS Soils Report

United States Department of Agriculture

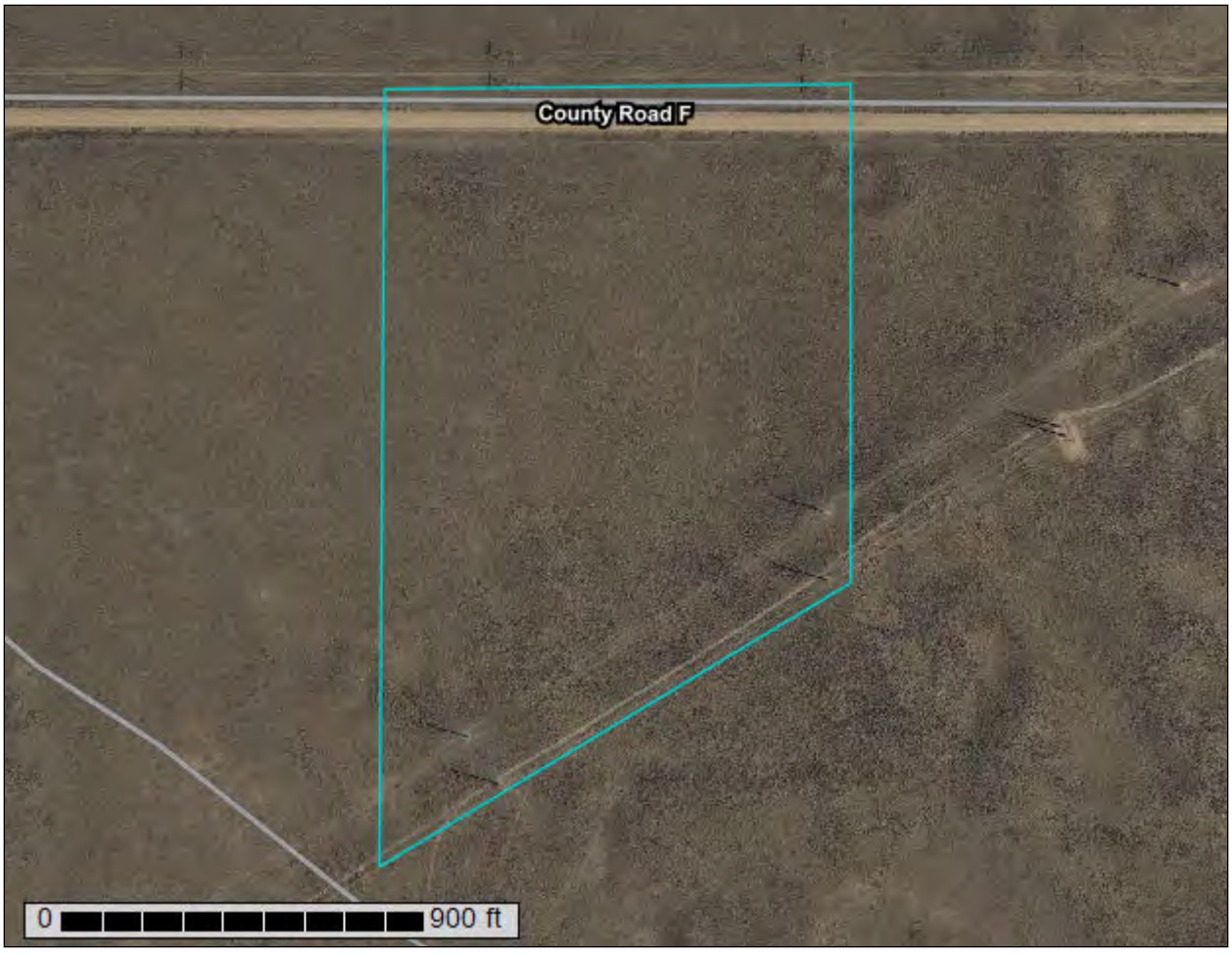
NRCS

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

Badger Creek Substation



April 21, 2025

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.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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VcD—Valent sand, 3 to 9 percent slopes.....14
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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.

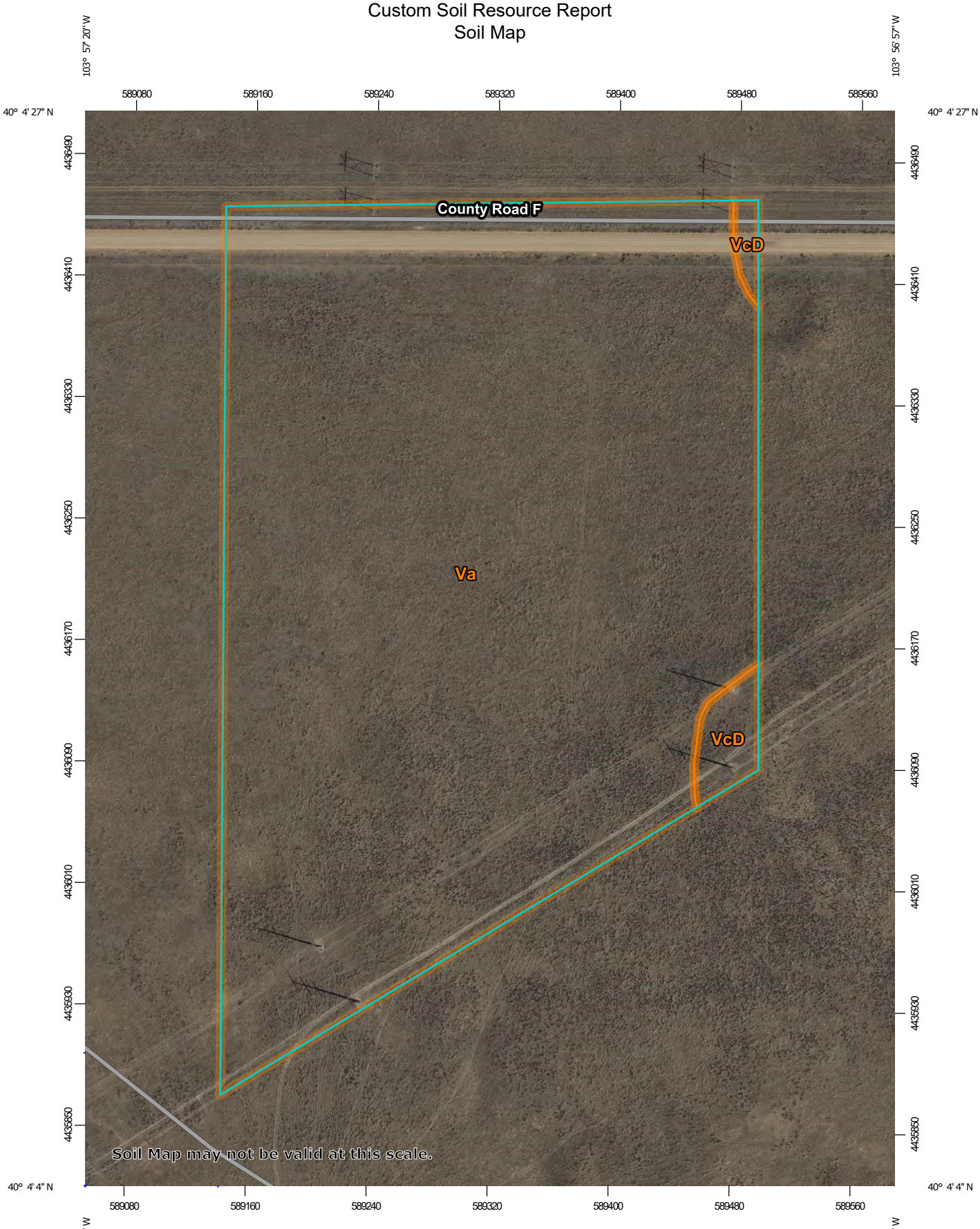
After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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.

Custom Soil Resource Report
Soil Map



Map Scale: 1:3,450 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 150 300 600 900

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 25, Aug 29, 2024

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	41.2	97.9%
VcD	Valent sand, 3 to 9 percent slopes	0.9	2.1%
Totals for Area of Interest		**42.1**	**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): Shoulder, backslope, footslope, summit
Landform position (three-dimensional): Head slope, nose slope, side 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): Shoulder, backslope, footslope
Landform position (three-dimensional): Head slope, nose slope, side 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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Appendix C
Site Specific Physical Design Properties

Badger Creek Switchyard Drainage Design

Existing Conditions

Area Name	Total Area (sf)	(acres)	Flow Length	Width (A/L)	Slope (%)
Existing	1744715.95	40.05	500	3489.43189	2

Land Cover Type (Soil Group A)	Curve Number	Mannings N	D-Store Pervious
Pasture, Grassland, or Range - Fair (Native)	49	0.15	0.15
Open Graded Aggregate Topping Over Compacted Base	76	0.024	0.1
Compacted Base Material	76	0.024	0.05
Pavement/Concrete	98	0.015	0.05

Roughness Coefficient and Curve Number Analysis

Existing

Description	Total Area (ac)	Manning's 'n'	A*n	CN	A*CN
Native	40.05	0.15	6.0080	49	1962.6052
		sum	6.0080		1962.6052
Total Area (ac)	**40.05**	Weighted	0.15		49
Weighted Manning's 'n'	**0.150**				
Weighted Curve Number	**49**				
Dstore Pervious (in)	**0.15**				

Badger Creek Substation Drainage Design

Proposed Conditions

Area Name	Total Area (sf)	(acres)	Flow Length	Width (A/L)	Slope (%)
Yard 1	68651.549	1.58	100	686.5	1.0
Yard 2	70615	1.62	100	706.2	1.0
Yard 3	51175.274	1.17	100	511.8	1.0
Yard 4	17476.277	0.40	100	174.8	1.0
Pond	29937.576	0.69	50	598.8	0.5
West	1082725.164	24.86	300	3609.1	1.0
East	424136.516	9.74	300	1413.8	2.5

Land Cover Type (Soil Group A)	Curve Number	Mannings N	D-Store Pervious
Pasture, Grassland, or Range - Fair (Native)	49	0.15	0.15
Open Graded Aggregate Topping Over Compacted Base	76	0.024	0.1
Compacted Base Material	76	0.024	0.05
Pavement/Concrete	98	0.015	0.05

Roughness Coefficient and Curve Number Analysis

Yard (Composite)

Description	Total Area (ac)	Manning's 'n'	A*n	CN	A*CN
Substation Yard/Driveway	4.77	0.024	0.1146	76	362.7589
Native		0.15	0.0000	49	0.0000
Pond Area	0.69	0.15	0.1031	100	68.7272
		sum	0.2176		431.4861
Total Area (ac)	**5.46**	Weighted	0.039858922		79.02074702
Weighted Manning's 'n'	**0.040**				
Weighted Curve Number	**79.02**				
Dstore Pervious (in)	**0.15**				

West

Description	Total Area (ac)	Manning's 'n'	A*n	CN	A*CN
Driveway/County Road	0.21	0.024	0.0050	76	15.9162
Native	24.65	0.15	3.6970	49	1207.6798
		sum	3.7020		1223.5960
Total Area (ac)	**24.86**	Weighted	0.14893839		49.22748788
Weighted Manning's 'n'	**0.149**				
Weighted Curve Number	**49.23**				
Dstore Pervious (in)	**0.15**				

East

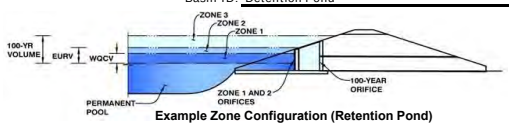
Description	Total Area (ac)	Manning's 'n'	A*n	CN	A*CN
Driveway/County Road	0.00	0.024	0.0000	76	0.0000
Native	9.74	0.15	1.4605	49	477.1049
		sum	1.4605		477.1049
Total Area (ac)	**9.74**	Weighted	0.15		49
Weighted Manning's 'n'	**0.150**				
Weighted Curve Number	**49**				
Dstore Pervious (in)	**0.15**				

DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.06 (July 2022)

Project: Badger Creek Substation

Basin ID: Detention Pond



Example Zone Configuration (Retention Pond)

Watershed Information

Selected BMP Type =	EDB	
Watershed Area =	5.46	acres
Watershed Length =	500	ft
Watershed Length to Centroid =	50	ft
Watershed Slope =	0.015	ft/ft
Watershed Imperviousness =	85.00%	percent
Percentage Hydrologic Soil Group A =	100.0%	percent
Percentage Hydrologic Soil Group B =	0.0%	percent
Percentage Hydrologic Soil Groups C/D =	0.0%	percent
Target WQCV Drain Time =	40.0	hours
Location for 1-hr Rainfall Depths =	User Input	

After providing required inputs above including 1-hour rainfall depths, click 'Run CUHP' to generate runoff hydrographs using the embedded Colorado Urban Hydrograph Procedure.

			Optional User Overrides	
Water Quality Capture Volume (WQCV) =	0.165	acre-feet		acre-feet
Excess Urban Runoff Volume (EURV) =	0.621	acre-feet		acre-feet
2-yr Runoff Volume (P1 = 0.93 in.) =	0.256	acre-feet	0.93	inches
5-yr Runoff Volume (P1 = 1.23 in.) =	0.350	acre-feet	1.23	inches
10-yr Runoff Volume (P1 = 1.51 in.) =	0.439	acre-feet	1.51	inches
25-yr Runoff Volume (P1 = 1.95 in.) =	0.587	acre-feet	1.95	inches
50-yr Runoff Volume (P1 = 2.32 in.) =	0.717	acre-feet	2.32	inches
100-yr Runoff Volume (P1 = 2.74 in.) =	0.870	acre-feet	2.74	inches
500-yr Runoff Volume (P1 = 3.85 in.) =	1.273	acre-feet	3.85	inches
Approximate 2-yr Detention Volume =	0.320	acre-feet		
Approximate 5-yr Detention Volume =	0.435	acre-feet		
Approximate 10-yr Detention Volume =	0.545	acre-feet		
Approximate 25-yr Detention Volume =	0.729	acre-feet		
Approximate 50-yr Detention Volume =	0.840	acre-feet		
Approximate 100-yr Detention Volume =	0.951	acre-feet		

Define Zones and Basin Geometry

Zone 1 Volume (WQCV) =	0.165	acre-feet
Zone 2 Volume (EURV - Zone 1) =	0.456	acre-feet
Zone 3 Volume (100-year - Zones 1 & 2) =	0.330	acre-feet
Total Detention Basin Volume =	0.951	acre-feet
Initial Surcharge Volume (ISV) =	user	ft^3
Initial Surcharge Depth (ISD) =	user	ft
Total Available Detention Depth (H_{total}) =	user	ft
Depth of Trickle Channel (H_{TC}) =	user	ft
Slope of Trickle Channel (S_{TC}) =	user	ft/ft
Slopes of Main Basin Sides (S_{main}) =	user	H:V
Basin Length-to-Width Ratio ($R_{L/W}$) =	user	

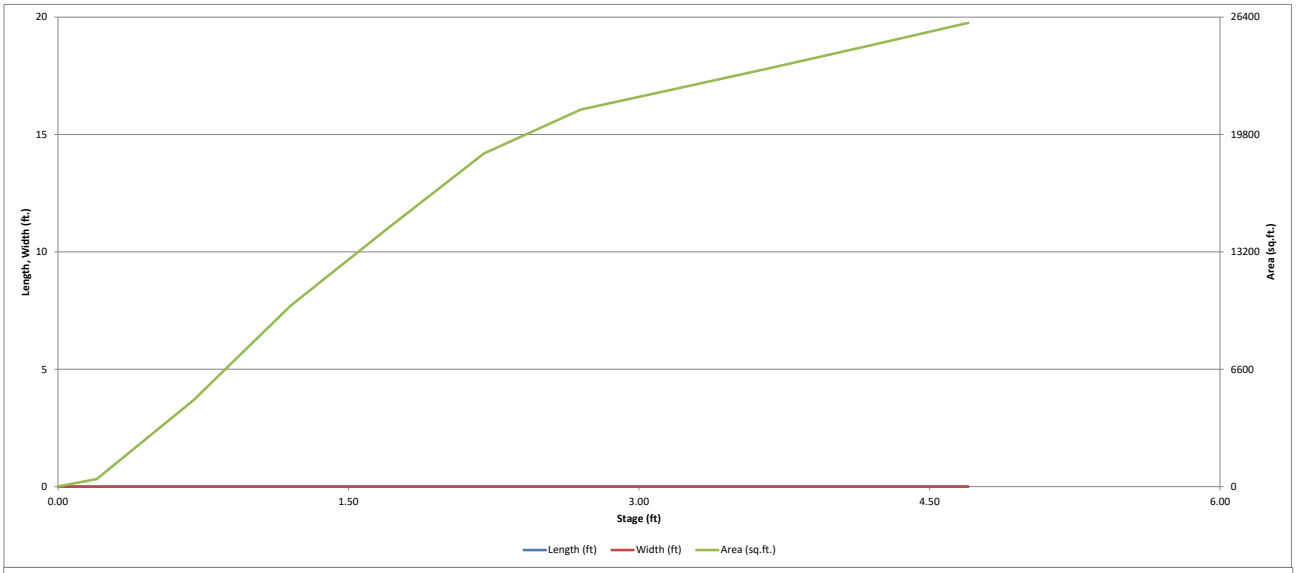
Initial Surcharge Area (A_{ISV}) =	user	ft^2
Surcharge Volume Length (L_{ISV}) =	user	ft
Surcharge Volume Width (W_{ISV}) =	user	ft
Depth of Basin Floor (H_{FLOOR}) =	user	ft
Length of Basin Floor (L_{FLOOR}) =	user	ft
Width of Basin Floor (W_{FLOOR}) =	user	ft
Area of Basin Floor (A_{FLOOR}) =	user	ft^2
Volume of Basin Floor (V_{FLOOR}) =	user	ft^3
Depth of Main Basin (H_{MAIN}) =	user	ft
Length of Main Basin (L_{MAIN}) =	user	ft
Width of Main Basin (W_{MAIN}) =	user	ft
Area of Main Basin (A_{MAIN}) =	user	ft^2
Volume of Main Basin (V_{MAIN}) =	user	ft^3
Calculated Total Basin Volume (V_{total}) =	user	acre-feet

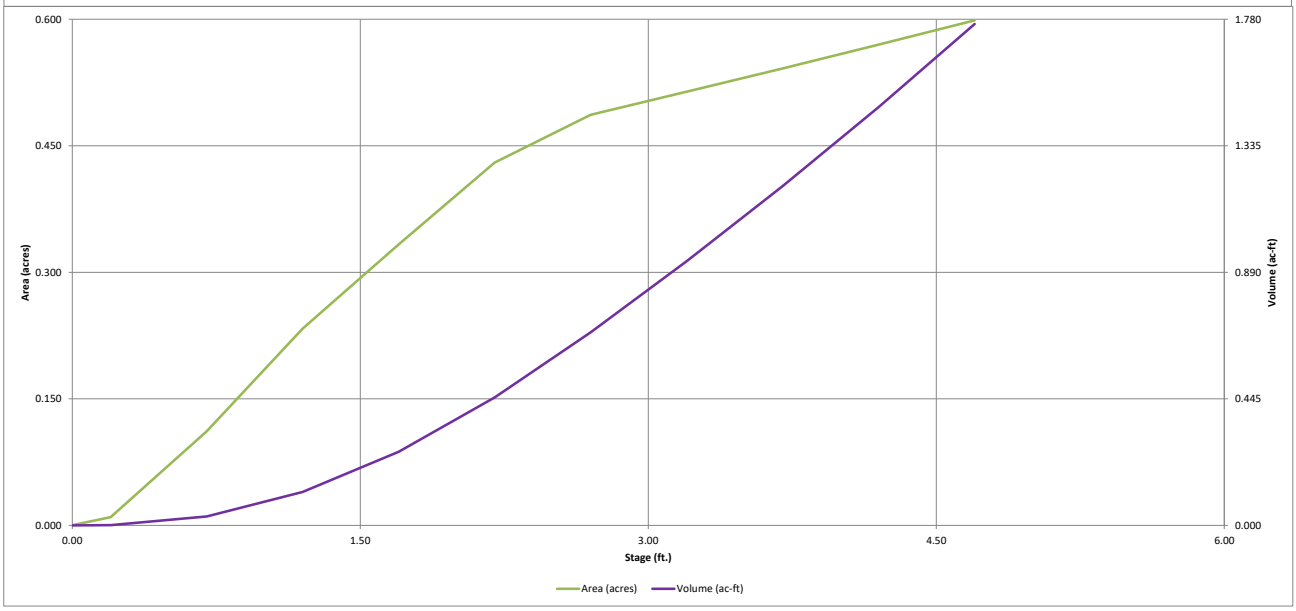
Depth Increment = 0.50 ft

Stage - Storage Description	Stage (ft)	Optional Override Stage (ft)	Length (ft)	Width (ft)	Area (ft^2)	Optional Override Area (ft^2)	Area (acre)	Volume (ft^3)	Volume (ac-ft)
Top of Micropool	--	0.00	--	--	--	10	0.000		
4800.5	--	0.20	--	--	--	429	0.010	44	0.001
4801	--	0.70	--	--	--	4,861	0.112	1,366	0.031
4801.5	--	1.20	--	--	--	10,158	0.233	5,121	0.118
4802	--	1.70	--	--	--	14,506	0.333	11,287	0.259
4802.5	--	2.20	--	--	--	18,733	0.430	19,597	0.450
4803	--	2.70	--	--	--	21,200	0.487	29,580	0.679
4803.5	--	3.20	--	--	--	22,394	0.514	40,478	0.929
4804	--	3.70	--	--	--	23,594	0.542	51,975	1.193
4804.5	--	4.20	--	--	--	24,822	0.570	64,079	1.471
4805	--	4.70	--	--	--	26,078	0.599	76,804	1.763

DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.06 (July 2022)



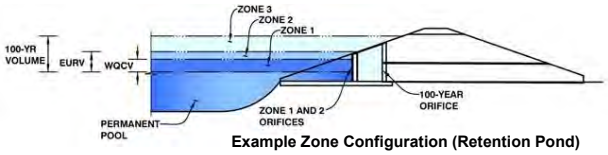


DETENTION BASIN OUTLET STRUCTURE DESIGN

MHFD-Detention, Version 4.06 (July 2022)

Project: Badger Creek Substation

Basin ID: Detention Pond



Example Zone Configuration (Retention Pond)

	Estimated Stage (ft)	Estimated Volume (ac-ft)	Outlet Type
Zone 1 (WQCV)	1.39	0.165	Orifice Plate
Zone 2 (EURV)	2.58	0.456	Orifice Plate
Zone 3 (100-year)	3.25	0.330	Weir&Pipe (Restrict)
Total (all zones)		0.951	

User Input: Orifice at Underdrain Outlet (typically used to drain WQCV in a Filtration BMP)

Underdrain Orifice Invert Depth = ft (distance below the filtration media surface)

Underdrain Orifice Diameter = inches

Calculated Parameters for Underdrain

Underdrain Orifice Area = ft^2

Underdrain Orifice Centroid = feet

User Input: Orifice Plate with one or more orifices or Elliptical Slot Weir (typically used to drain WQCV and/or EURV in a sedimentation BMP)

Centroid of Lowest Orifice = 0.00 ft (relative to basin bottom at Stage = 0 ft)

Depth at top of Zone using Orifice Plate = 3.00 ft (relative to basin bottom at Stage = 0 ft)

Orifice Plate: Orifice Vertical Spacing = N/A inches

Orifice Plate: Orifice Area per Row = N/A sq. inches

Calculated Parameters for Plate

WQ Orifice Area per Row = N/A ft^2

Elliptical Half-Width = N/A feet

Elliptical Slot Centroid = N/A feet

Elliptical Slot Area = N/A ft^2

User Input: Stage and Total Area of Each Orifice Row (numbered from lowest to highest)

	Row 1 (required)	Row 2 (optional)	Row 3 (optional)	Row 4 (optional)	Row 5 (optional)	Row 6 (optional)	Row 7 (optional)	Row 8 (optional)
Stage of Orifice Centroid (ft)	0.00	0.50	1.00	1.50	2.00			
Orifice Area (sq. inches)	0.79	0.79	1.23	3.14	3.14			

	Row 9 (optional)	Row 10 (optional)	Row 11 (optional)	Row 12 (optional)	Row 13 (optional)	Row 14 (optional)	Row 15 (optional)	Row 16 (optional)
Stage of Orifice Centroid (ft)								
Orifice Area (sq. inches)								

User Input: Vertical Orifice (Circular or Rectangular)

	Not Selected	Not Selected	
Invert of Vertical Orifice =	N/A	N/A	ft (relative to basin bottom at Stage = 0 ft)
Depth at top of Zone using Vertical Orifice =	N/A	N/A	ft (relative to basin bottom at Stage = 0 ft)
Vertical Orifice Diameter =	N/A	N/A	inches

Calculated Parameters for Vertical Orifice

	Not Selected	Not Selected	
Vertical Orifice Area =	N/A	N/A	ft^2
Vertical Orifice Centroid =	N/A	N/A	feet

User Input: Overflow Weir (Dropbox with Flat or Sloped Grate and Outlet Pipe OR Rectangular/Trapezoidal Weir and No Outlet Pipe)

	Zone 3 Weir	Not Selected	
Overflow Weir Front Edge Height, Ho =	2.97	N/A	ft (relative to basin bottom at Stage = 0 ft)
Overflow Weir Front Edge Length =	4.00	N/A	feet
Overflow Weir Grate Slope =	0.00	N/A	H:V
Horiz. Length of Weir Sides =	2.50	N/A	feet
Overflow Grate Type =	Type C Grate	N/A	
Debris Clogging % =	50%	N/A	%

Calculated Parameters for Overflow Weir

	Zone 3 Weir	Not Selected	
Height of Grate Upper Edge, H_t =	2.97	N/A	feet
Overflow Weir Slope Length =	2.50	N/A	feet
Grate Open Area / 100-yr Orifice Area =	8.86	N/A	
Overflow Grate Open Area w/o Debris =	6.96	N/A	ft^2
Overflow Grate Open Area w/ Debris =	3.48	N/A	ft^2

User Input: Outlet Pipe w/ Flow Restriction Plate (Circular Orifice, Restrictor Plate, or Rectangular Orifice)

	Zone 3 Restrictor	Not Selected	
Depth to Invert of Outlet Pipe =	0.33	N/A	ft (distance below basin bottom at Stage = 0 ft)
Outlet Pipe Diameter =	12.00	N/A	inches
Restrictor Plate Height Above Pipe Invert =	12.00		inches

Calculated Parameters for Outlet Pipe w/ Flow Restriction Plate

	Zone 3 Restrictor	Not Selected	
Outlet Orifice Area =	0.79	N/A	ft^2
Outlet Orifice Centroid =	0.50	N/A	feet
Half-Central Angle of Restrictor Plate on Pipe =	3.14	N/A	radians

User Input: Emergency Spillway (Rectangular or Trapezoidal)

Spillway Invert Stage= 3.20 ft (relative to basin bottom at Stage = 0 ft)

Spillway Crest Length = 20.00 feet

Spillway End Slopes = 4.00 H:V

Freeboard above Max Water Surface = 1.00 feet

Calculated Parameters for Spillway

Spillway Design Flow Depth= 0.52 feet

Stage at Top of Freeboard = 4.72 feet

Basin Area at Top of Freeboard = 0.60 acres

Basin Volume at Top of Freeboard = 1.76 acre-ft

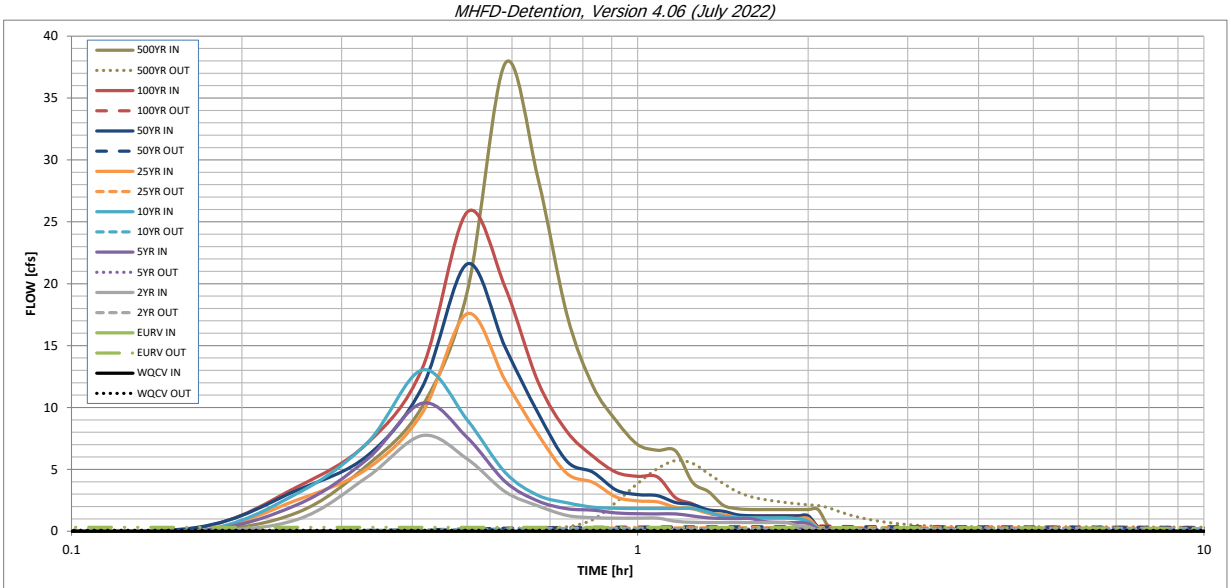
Routed Hydrograph Results

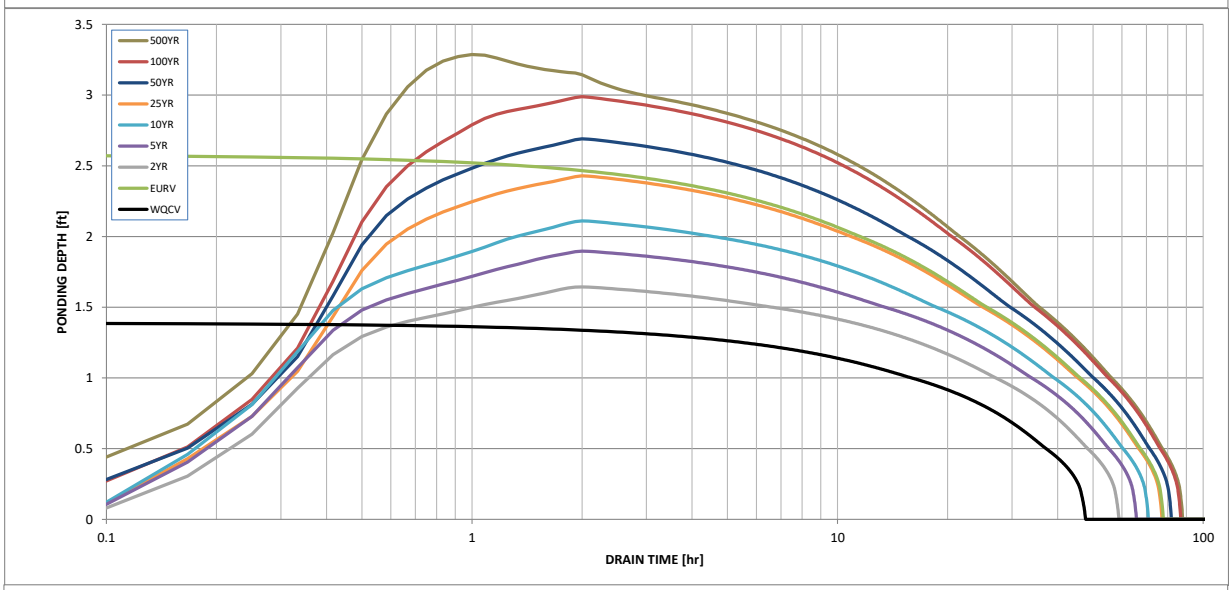
The user can override the default CUHP hydrographs and runoff volumes by entering new values in the Inflow Hydrographs table (Columns W through AF).

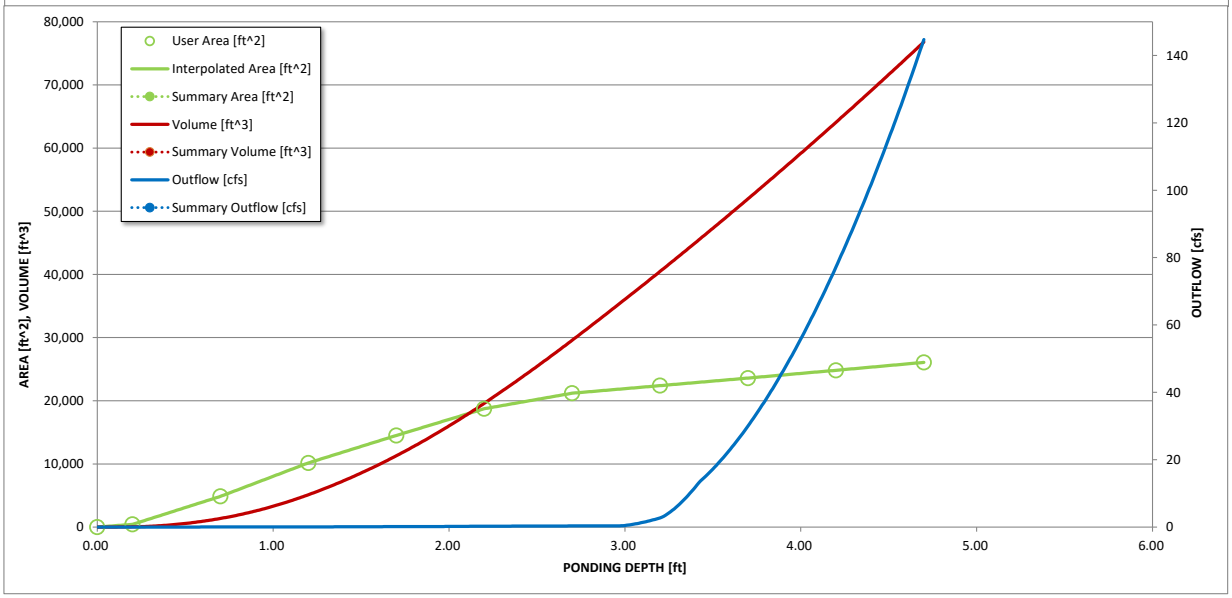
Design Storm Return Period =	WQCV	EURV	2 Year	5 Year	10 Year	25 Year	50 Year	100 Year	500 Year
One-Hour Rainfall Depth (in) =	N/A	N/A	0.93	1.23	1.51	1.95	2.32	2.74	3.85
CUHP Runoff Volume (acre-ft) =	0.165	0.621	0.256	0.350	0.439	0.587	0.717	0.870	1.273
Inflow Hydrograph Volume (acre-ft) =	N/A	N/A	0.256	0.350	0.439	0.587	0.717	0.870	1.273
CUHP Predevelopment Peak Q (cfs) =	N/A	N/A	0.0	0.1	0.2	1.9	4.9	8.9	18.6
OPTIONAL Override Predevelopment Peak Q (cfs) =	N/A	N/A							
Predevelopment Unit Peak Flow, q (cfs/acre) =	N/A	N/A	0.00	0.02	0.03	0.35	0.89	1.63	3.42
Peak Inflow Q (cfs) =	N/A	N/A	7.7	10.3	13.0	17.6	21.6	25.8	37.8
Peak Outflow Q (cfs) =	0.1	0.3	0.1	0.2	0.2	0.3	0.3	0.4	5.7
Ratio Peak Outflow to Predevelopment Q =	N/A	N/A	N/A	1.8	1.4	0.2	0.1	0.0	0.3
Structure Controlling Flow =	Plate	Plate	Plate	Plate	Plate	Plate	Plate	Overflow Weir 1	Spillway
Max Velocity through Grate 1 (fps) =	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.0	0.5
Max Velocity through Grate 2 (fps) =	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Time to Drain 97% of Inflow Volume (hours) =	43	65	52	57	60	64	67	71	67
Time to Drain 99% of Inflow Volume (hours) =	46	72	56	62	67	72	76	79	78
Maximum Ponding Depth (ft) =	1.39	2.58	1.64	1.90	2.11	2.43	2.69	2.99	3.29
Area at Maximum Ponding Depth (acres) =	0.27	0.47	0.32	0.37	0.41	0.45	0.49	0.50	0.52
Maximum Volume Stored (acre-ft) =	0.165	0.621	0.239	0.326	0.412	0.547	0.674	0.817	0.971

DETENTION BASIN OUTLET STRUCTURE DESIGN

MHFD-Detention, Version 4.06 (July 2022)







S-A-V-D Chart Axis Override	X-axis	Left Y-Axis	Right Y-Axis
minimum bound			
maximum bound			

DETENTION BASIN OUTLET STRUCTURE DESIGN

Outflow Hydrograph Workbook Filename:

Inflow Hydrographs

The user can override the calculated inflow hydrographs from this workbook with inflow hydrographs developed in a separate program.

	SOURCE	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP
Time Interval	TIME	WQCV [cfs]	EURV [cfs]	2 Year [cfs]	5 Year [cfs]	10 Year [cfs]	25 Year [cfs]	50 Year [cfs]	100 Year [cfs]	500 Year [cfs]
5.00 min	0:00:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0:05:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0:10:00	0.00	0.00	0.00	0.00	0.00	0.00	0.31	0.27	1.50
	0:15:00	0.00	0.00	0.94	2.13	3.04	2.52	3.31	3.57	5.35
	0:20:00	0.00	0.00	4.40	5.84	7.17	5.07	6.12	7.13	10.10
	0:25:00	0.00	0.00	7.73	10.35	13.03	9.57	11.67	13.18	19.35
	0:30:00	0.00	0.00	5.84	7.57	9.00	17.58	21.60	25.79	37.79
	0:35:00	0.00	0.00	3.20	4.02	4.76	12.19	14.88	19.72	28.52
	0:40:00	0.00	0.00	2.05	2.44	2.90	7.84	9.57	12.09	17.51
	0:45:00	0.00	0.00	1.28	1.82	2.30	4.67	5.66	8.06	11.75
	0:50:00	0.00	0.00	1.10	1.71	1.95	3.95	4.77	6.07	8.92
	0:55:00	0.00	0.00	1.06	1.48	1.86	2.77	3.33	4.76	7.01
	1:00:00	0.00	0.00	1.06	1.42	1.84	2.45	2.96	4.44	6.55
	1:05:00	0.00	0.00	1.06	1.40	1.84	2.38	2.88	4.39	6.49
	1:10:00	0.00	0.00	0.80	1.40	1.84	1.94	2.32	2.71	3.96
	1:15:00	0.00	0.00	0.73	1.23	1.84	1.81	2.16	2.21	3.21
	1:20:00	0.00	0.00	0.71	1.08	1.55	1.46	1.73	1.48	2.10
	1:25:00	0.00	0.00	0.71	1.04	1.21	1.36	1.62	1.30	1.83
	1:30:00	0.00	0.00	0.71	1.03	1.11	1.12	1.33	1.25	1.76
	1:35:00	0.00	0.00	0.71	1.03	1.09	1.05	1.25	1.25	1.76
	1:40:00	0.00	0.00	0.71	0.79	1.09	1.04	1.24	1.25	1.76
	1:45:00	0.00	0.00	0.71	0.72	1.09	1.04	1.24	1.25	1.76
	1:50:00	0.00	0.00	0.71	0.70	1.09	1.04	1.24	1.25	1.76
	1:55:00	0.00	0.00	0.45	0.70	1.01	1.04	1.24	1.25	1.76
	2:00:00	0.00	0.00	0.37	0.63	0.82	1.04	1.24	1.25	1.76
	2:05:00	0.00	0.00	0.10	0.17	0.22	0.28	0.34	0.34	0.47
	2:10:00	0.00	0.00	0.02	0.03	0.04	0.06	0.07	0.07	0.10
	2:15:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	2:20:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	2:25:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	2:30:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	2:35:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	2:40:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	2:45:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	2:50:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	2:55:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:00:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:05:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:10:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:15:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:20:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:25:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:30:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:35:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:40:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:45:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:50:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:55:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:00:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:05:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:10:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:15:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:20:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:25:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:30:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:35:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:40:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:45:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:50:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:55:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:00:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:05:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:10:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:15:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:20:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:25:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:30:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:35:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:40:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:45:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:50:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:55:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	6:00:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

DETENTION BASIN OUTLET STRUCTURE DESIGN

MHFD-Detention, Version 4.06 (July 2022)

Summary Stage-Area-Volume-Discharge Relationships

The user can create a summary S-A-V-D by entering the desired stage increments and the remainder of the table will populate automatically.

The user should graphically compare the summary S-A-V-D table to the full S-A-V-D table in the chart to confirm it captures all key transition points.

Stage - Storage Description	Stage [ft]	Area [ft^2]	Area [acres]	Volume [ft^3]	Volume [ac-ft]	Total Outflow [cfs]

Appendix D
SWMM Modeling Results

Project Description

File Name	24211BadgerCreekDrainage-2.SPF

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	EPA SWMM
EPA SWMM Infiltration Method	SCS Curve Number
Link Routing Method	Kinematic Wave
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	00:00:00	0:00:00
End Analysis On	00:00:00	0:00:00
Start Reporting On	00:00:00	0:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	30	seconds

Number of Elements

	Qty
Rain Gages	1
Subbasins	8
Nodes	12
Junctions	9
Outfalls	2
Flow Diversions	0
Inlets	0
Storage Nodes	1
Links	15
Channels	0
Pipes	9
Pumps	0
Orifices	5
Weirs	1
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
1	Rain Gage-01	Time Series	25 Year	Cumulative	inches	Colorado	Morgan	25.00	3.38	SCS Type II 24-hr

Badger Creek Substation
25 Year 24 Hour Storm

Subbasin Summary

SN	Subbasin ID	Area	Impervious Area	Weighted Curve Number	Average Slope	Equivalent Width	Impervious Area Manning's Roughness	Pervious Area Manning's Roughness	Total Rainfall	Total Infiltration	Total Runoff	Total Runoff Volume	Peak Runoff	Time of Concentration
		(ac)	(%)		(%)	(ft)			(in)	(in)	(in)	(ac-in)	(cfs)	(days hh:mm:ss)
1	Existing	40.05	2.00	49.00	2.0000	3500.00	0.0150	0.1500	3.38	2.6450	0.69	27.47	9.18	0 01:27:35
2	P-East	9.74	2.00	49.00	0.5000	500.00	0.0150	0.1500	3.38	2.7020	0.63	6.12	1.24	0 03:02:41
3	Pond	0.69	25.00	100.00	0.5000	598.00	0.0150	0.1000	3.38	0.0760	3.15	2.17	3.09	0 00:22:22
4	P-West	24.86	2.00	49.23	0.5000	500.00	0.0150	0.1500	3.38	2.7850	0.55	13.57	2.71	0 05:20:33
5	Yard-1	1.58	20.00	76.00	1.0000	686.50	0.0150	0.0240	3.38	1.4310	1.89	2.99	4.99	0 00:12:08
6	Yard-2	1.62	20.00	76.00	1.0000	706.00	0.0150	0.0240	3.38	1.4310	1.89	3.07	5.12	0 00:12:07
7	Yard-3	1.17	20.00	76.00	1.0000	511.00	0.0150	0.0360	3.38	1.4330	1.91	2.23	3.58	0 00:15:26
8	Yard-4	0.40	20.00	76.00	1.5000	175.00	0.0150	0.0240	3.38	1.4300	1.89	0.76	1.28	0 00:10:42

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft^2)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	1-Jun	Junction	4801.82	4803.82	0.00	6.00	0.00	1.24	4802.32	0.00	1.50	0 00:00	0.00	0.00
2	2-Jun	Junction	4801.64	4803.64	0.00	6.00	0.00	1.23	4802.11	0.00	1.53	0 00:00	0.00	0.00
3	7-Jun	Junction	4801.68	4805.56	0.00	0.00	0.00	14.54	4803.08	0.00	2.48	0 00:00	0.00	0.00
4	8-Jun	Junction	4802.48	4805.56	0.00	0.00	0.00	9.72	4803.55	0.00	2.01	0 00:00	0.00	0.00
5	9-Jun	Junction	4803.10	4805.60	0.00	0.00	0.00	4.75	4804.09	0.00	1.51	0 00:00	0.00	0.00
6	10-Jun	Junction	4805.43	4807.93	0.00	0.00	0.00	1.28	4805.88	0.00	2.05	0 00:00	0.00	0.00
7	Outlet-Pipe	Junction	4800.00	4804.00	0.00	6.00	0.00	0.36	4800.28	0.00	3.72	0 00:00	0.00	0.00
8	Pond-In	Junction	4801.00	4805.00	0.00	6.00	0.00	17.55	4802.68	0.00	2.32	0 00:00	0.00	0.00
9	Pond-Out	Junction	4799.79	4801.00	0.00	6.00	0.00	0.36	4800.10	0.00	0.90	0 00:00	0.00	0.00
10	Out-Ex	Outfall	4798.00					9.18	4798.00					
11	Out-P	Outfall	4798.00					4.12	4798.00					
12	EDB-1	Storage Node	4800.30	4805.00	0.00		0.00	17.55	4802.89				0.00	0.00

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length	Inlet Invert Elevation	Outlet Invert Elevation	Average Slope	Diameter or Height	Manning's Roughness	Peak Flow	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Peak Flow Depth	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged	Reported Condition
					(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)		(ft/sec)	(ft)		(min)	
1	Link-01	Pipe	1-Jun	2-Jun	52.45	4801.85	4801.64	0.4000	18.000	0.0150	1.23	5.76	0.21	2.60	0.47	0.31	0.00	Calculated
2	Link-02	Pipe	2-Jun	Out-P	874.53	0.00	0.00	0.0000	0.000	0.0150	1.23	0.00	0.21	0.00	0.47	0.31	0.00	Calculated
3	Link-03	Pipe	Pond-In	EDB-1	86.45	0.00	0.00	0.0000	0.000	0.0150	17.55	0.00	0.21	0.00	0.47	0.31	0.00	Calculated
4	Link-06	Pipe	Pond-Out	Out-P	257.75	0.00	0.00	0.0000	0.000	0.0150	0.36	0.00	0.21	0.00	0.47	0.31	0.00	Calculated
5	Outfall-Pipe	Pipe	Outlet-Pipe	Pond-Out	36.50	4799.97	4799.82	0.4100	12.000	0.0150	0.36	2.17	0.17	2.05	0.28	0.28	0.00	Calculated
6	SD-1	Pipe	7-Jun	Pond-In	80.00	4801.68	4801.28	0.5000	24.000	0.0120	14.54	17.33	0.84	6.18	1.39	0.70	0.00	Calculated
7	SD-2	Pipe	8-Jun	7-Jun	160.09	4802.48	4801.68	0.5000	24.000	0.0120	9.70	17.32	0.56	5.68	1.06	0.54	0.00	Calculated
8	SD-3	Pipe	9-Jun	8-Jun	125.21	4803.10	4802.48	0.5000	15.000	0.0120	4.73	4.92	0.96	4.60	0.97	0.79	0.00	Calculated
9	SD-4	Pipe	10-Jun	9-Jun	356.41	4805.43	4803.10	0.6500	12.000	0.0120	1.24	3.12	0.40	3.81	0.43	0.44	0.00	Calculated
10	Orifice-1	Orifice	EDB-1	Outlet-Pipe		4800.30	4800.00		1.000		0.04							
11	Orifice-2	Orifice	EDB-1	Outlet-Pipe		4800.30	4800.00		1.000		0.04							
12	Orifice-3	Orifice	EDB-1	Outlet-Pipe		4800.30	4800.00		1.250		0.06							
13	Orifice-4	Orifice	EDB-1	Outlet-Pipe		4800.30	4800.00		2.000		0.12							
14	Orifice-5	Orifice	EDB-1	Outlet-Pipe		4800.30	4800.00		2.000		0.10							
15	Weir-01	Weir	EDB-1	Outlet-Pipe		4800.30	4800.00				0.00							

Subbasin Hydrology

Subbasin : Existing

Input Data

Area (ac)	40.05
Impervious Area (%)	2
Weighted Curve Number	49
Conductivity (in/hr)	0.15
Drying Time (days)	7
Average Slope (%)	2
Equivalent Width (ft)	3500
Impervious Area	
Manning's Roughness	0.015
Pervious Area	
Manning's Roughness	0.15
Curb & Gutter Length (ft)	0
Rain Gage ID	Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Pasture, grassland, or range, Fair	40.05	A	49
Composite Area & Weighted CN	40.05		49

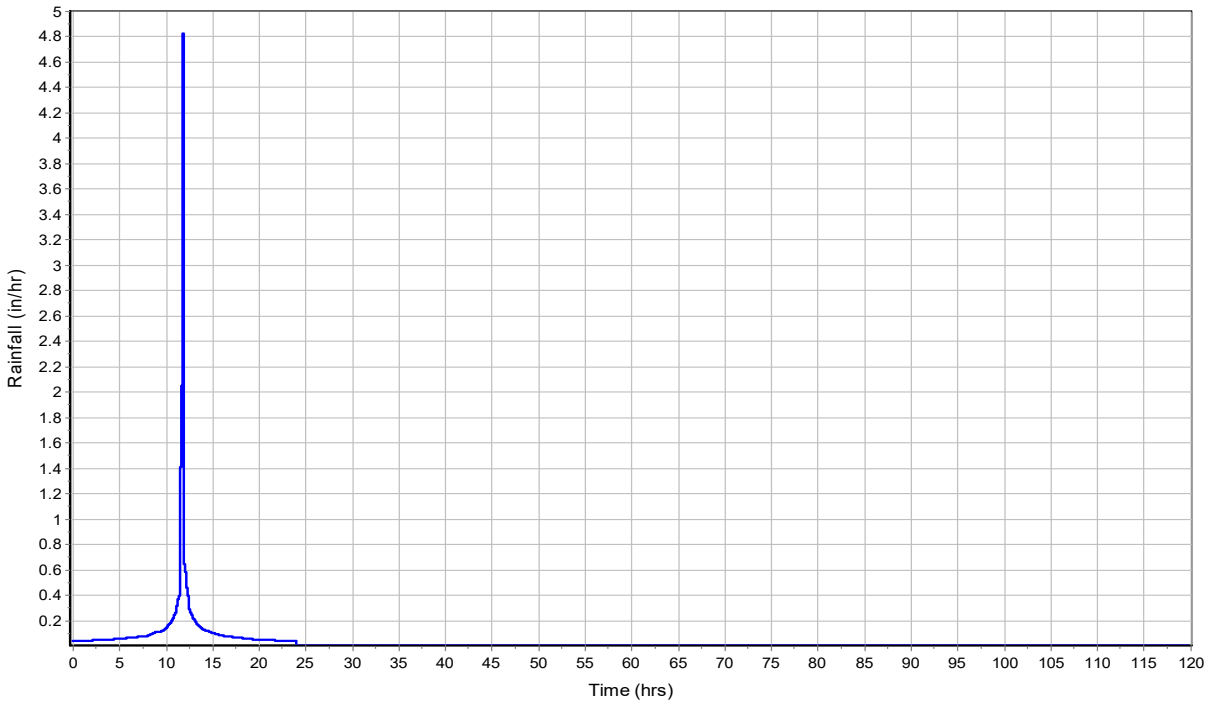
Subbasin Runoff Results

Total Rainfall (in)	3.38
Total Runon (in)	0
Total Evaporation (in)	0
Total Infiltration (in)	2.645
Total Runoff (in)	0.69
Peak Runoff (cfs)	9.18
Weighted Curve Number	49
Time of Concentration (days hh:mm:ss)	0 01:27:35

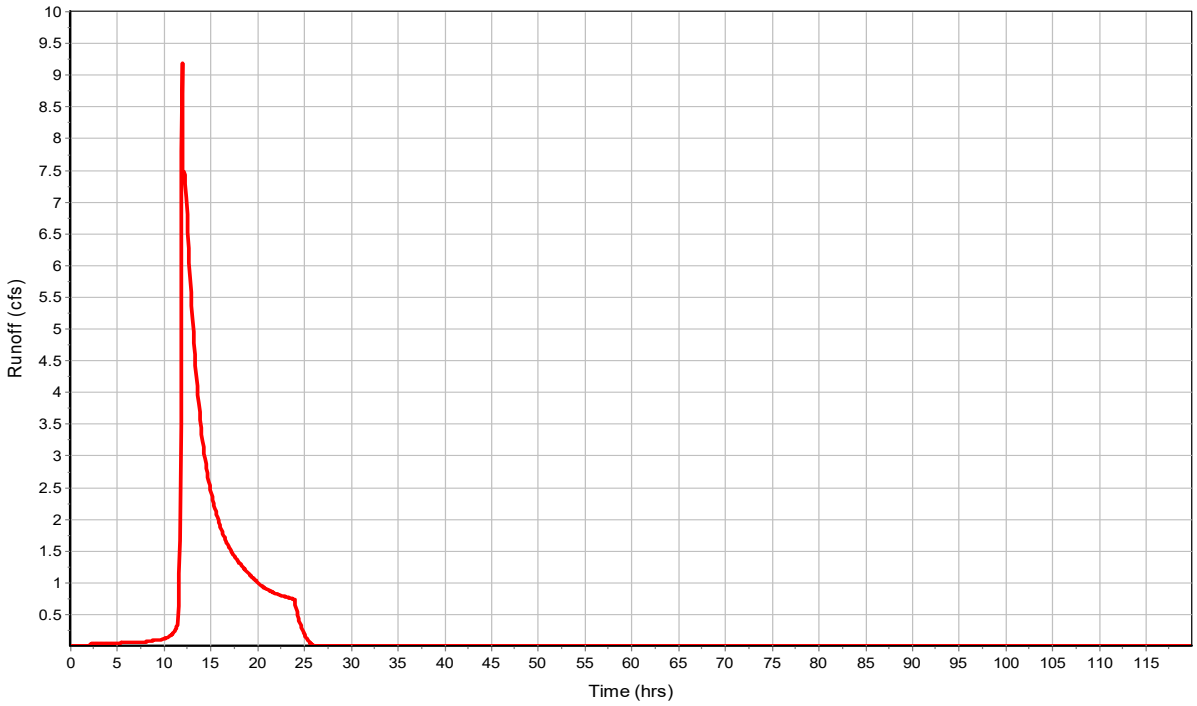
Badger Creek Substation
25 Year 24 Hour Storm

Subbasin : Existing

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : P-East

Input Data

Area (ac)	9.74
Impervious Area (%)	2
Weighted Curve Number	49
Conductivity (in/hr)	0.15
Drying Time (days)	7
Average Slope (%)	0.5
Equivalent Width (ft)	500
Impervious Area	
Manning's Roughness	0.015
Pervious Area	
Manning's Roughness	0.15
Curb & Gutter Length (ft)	0
Rain Gage ID	Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
-	9.74	-	49
Composite Area & Weighted CN	9.74		49

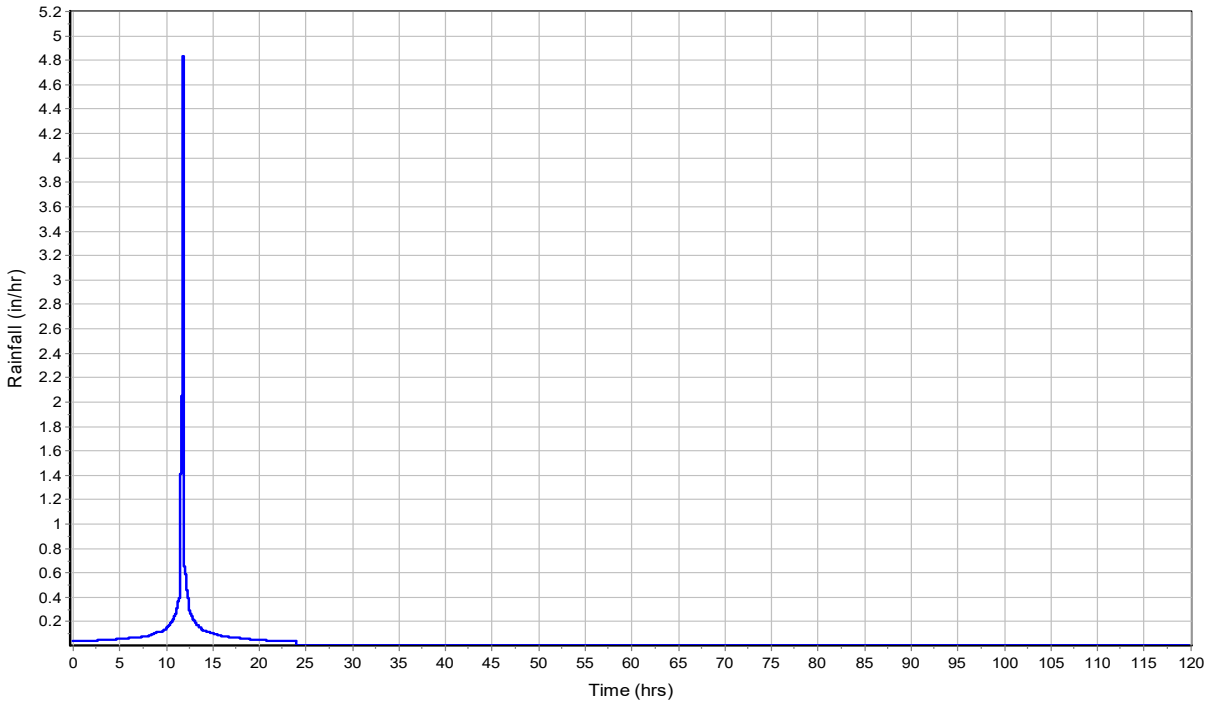
Subbasin Runoff Results

Total Rainfall (in)	3.38
Total Runon (in)	0
Total Evaporation (in)	0
Total Infiltration (in)	2.702
Total Runoff (in)	0.63
Peak Runoff (cfs)	1.24
Weighted Curve Number	49
Time of Concentration (days hh:mm:ss)	0 03:02:41

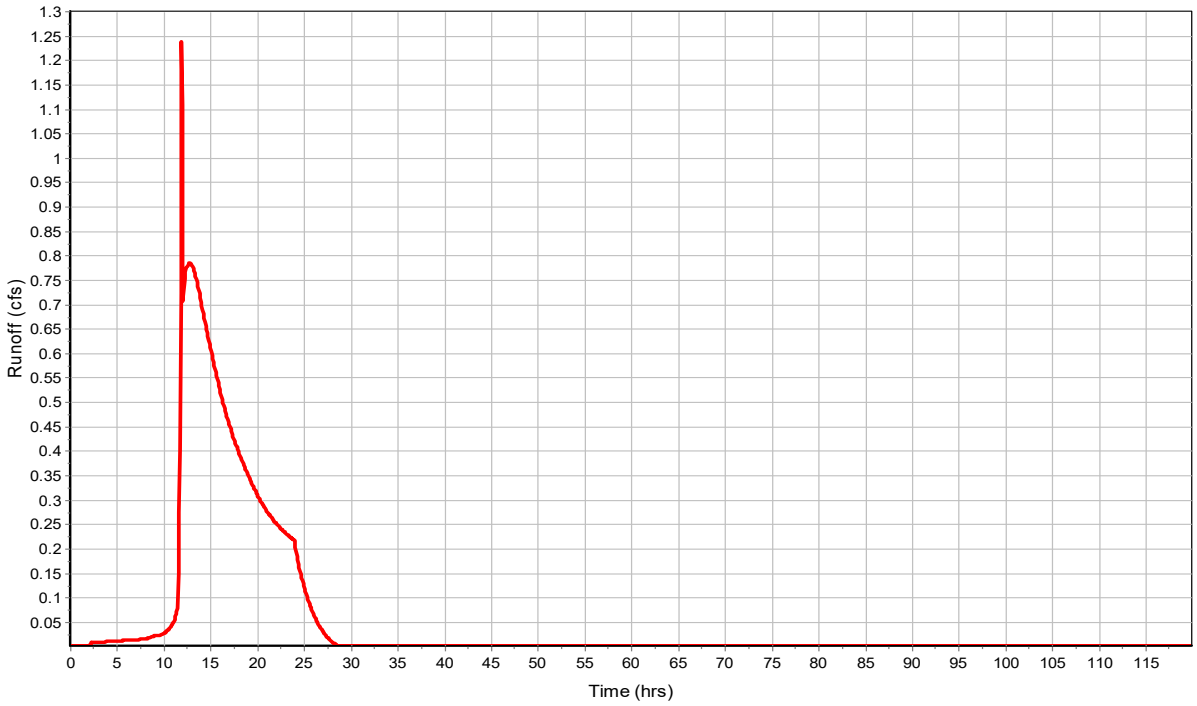
Badger Creek Substation
25 Year 24 Hour Storm

Subbasin : P-East

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Pond

Input Data

Area (ac)	0.69
Impervious Area (%)	25
Weighted Curve Number	100
Conductivity (in/hr)	0.15
Drying Time (days)	7
Average Slope (%)	0.5
Equivalent Width (ft)	598
Impervious Area	
Manning's Roughness	0.015
Pervious Area	
Manning's Roughness	0.1
Curb & Gutter Length (ft)	0
Rain Gage ID	Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
-	0.69	-	100
Composite Area & Weighted CN	0.69		100

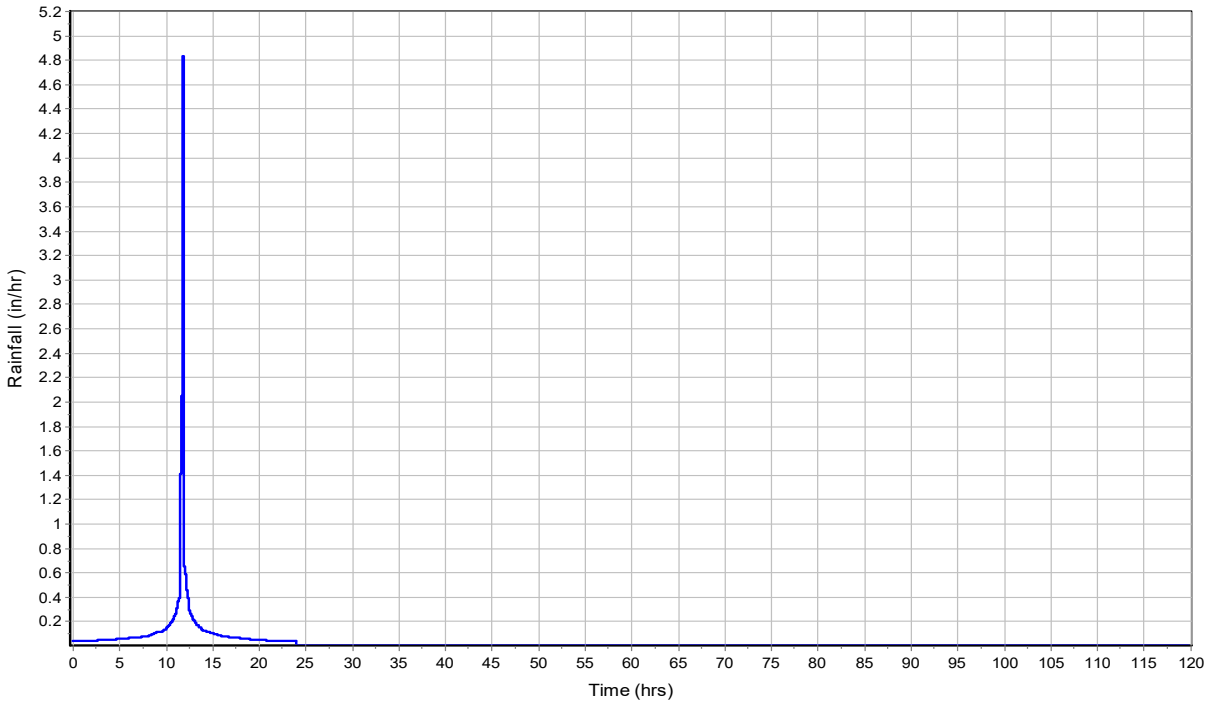
Subbasin Runoff Results

Total Rainfall (in)	3.38
Total Runon (in)	0
Total Evaporation (in)	0
Total Infiltration (in)	0.076
Total Runoff (in)	3.15
Peak Runoff (cfs)	3.09
Weighted Curve Number	100
Time of Concentration (days hh:mm:ss)	0 00:22:22

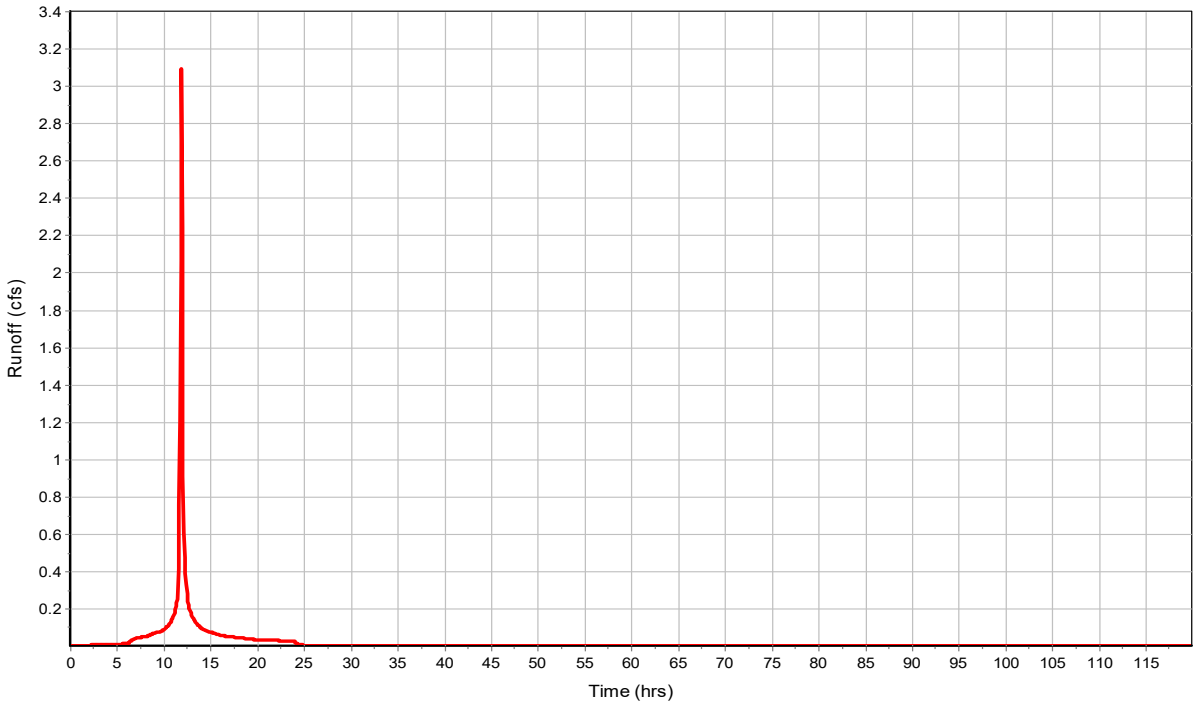
Badger Creek Substation
25 Year 24 Hour Storm

Subbasin : Pond

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : P-West

Input Data

Area (ac)	24.86
Impervious Area (%)	2
Weighted Curve Number	49.23
Conductivity (in/hr)	0.15
Drying Time (days)	7
Average Slope (%)	0.5
Equivalent Width (ft)	500
Impervious Area	
Manning's Roughness	0.015
Pervious Area	
Manning's Roughness	0.15
Curb & Gutter Length (ft)	0
Rain Gage ID	Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
-	25.07	-	49.23
Composite Area & Weighted CN	25.07		49.23

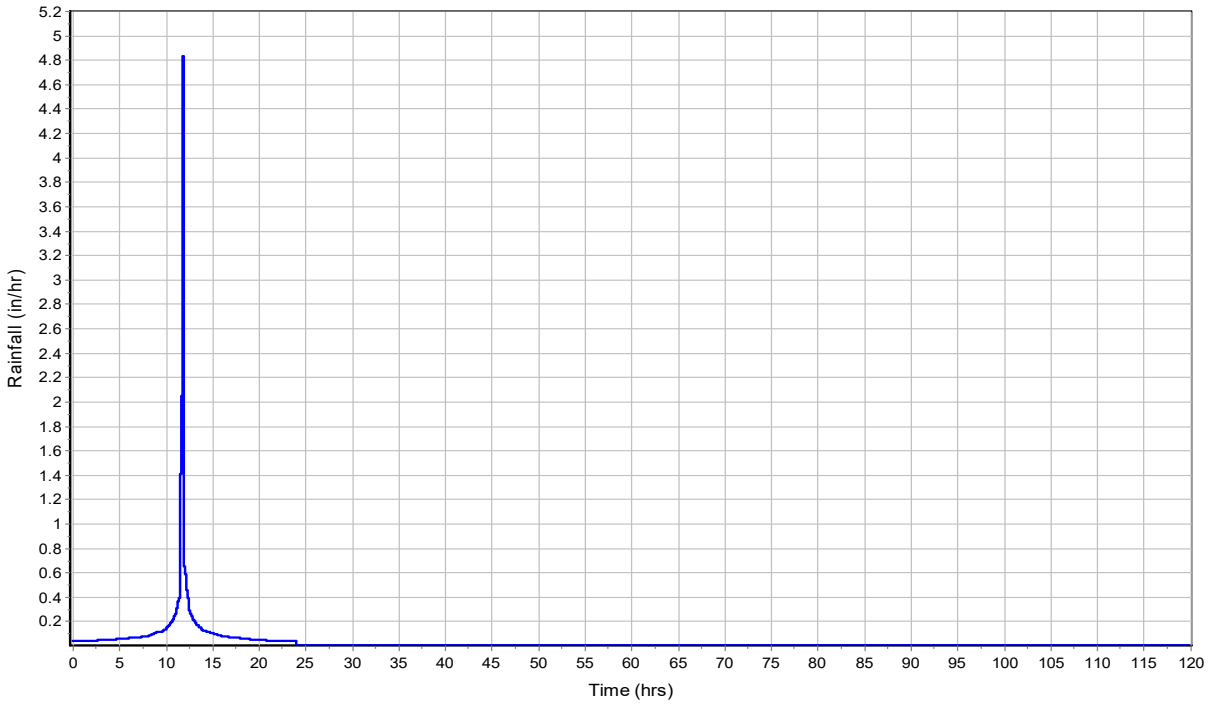
Subbasin Runoff Results

Total Rainfall (in)	3.38
Total Runon (in)	0
Total Evaporation (in)	0
Total Infiltration (in)	2.785
Total Runoff (in)	0.55
Peak Runoff (cfs)	2.71
Weighted Curve Number	49.23
Time of Concentration (days hh:mm:ss)	0 05:20:33

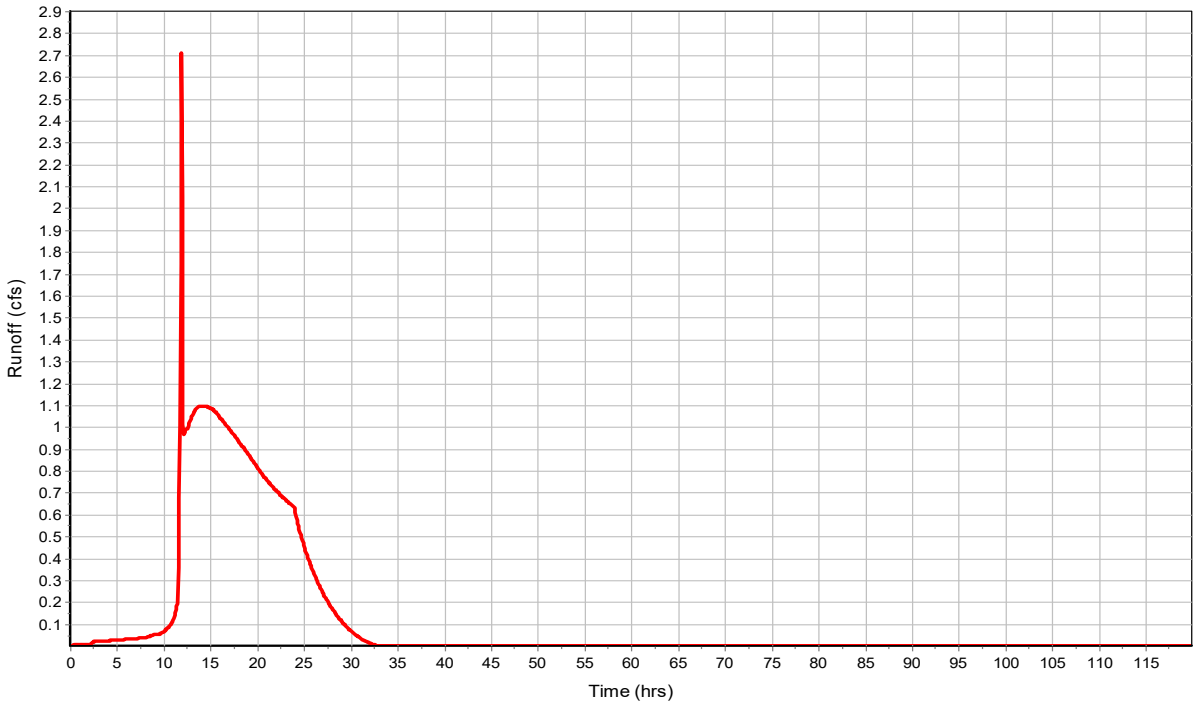
Badger Creek Substation
25 Year 24 Hour Storm

Subbasin : P-West

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Yard-1

Input Data

Area (ac)	1.58
Impervious Area (%)	20
Weighted Curve Number	76
Conductivity (in/hr)	0.15
Drying Time (days)	7
Average Slope (%)	1
Equivalent Width (ft)	686.5
Impervious Area	
Manning's Roughness	0.015
Pervious Area	
Manning's Roughness	0.024
Curb & Gutter Length (ft)	0
Rain Gage ID	Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
-	5.25	-	76
Composite Area & Weighted CN	5.25		76

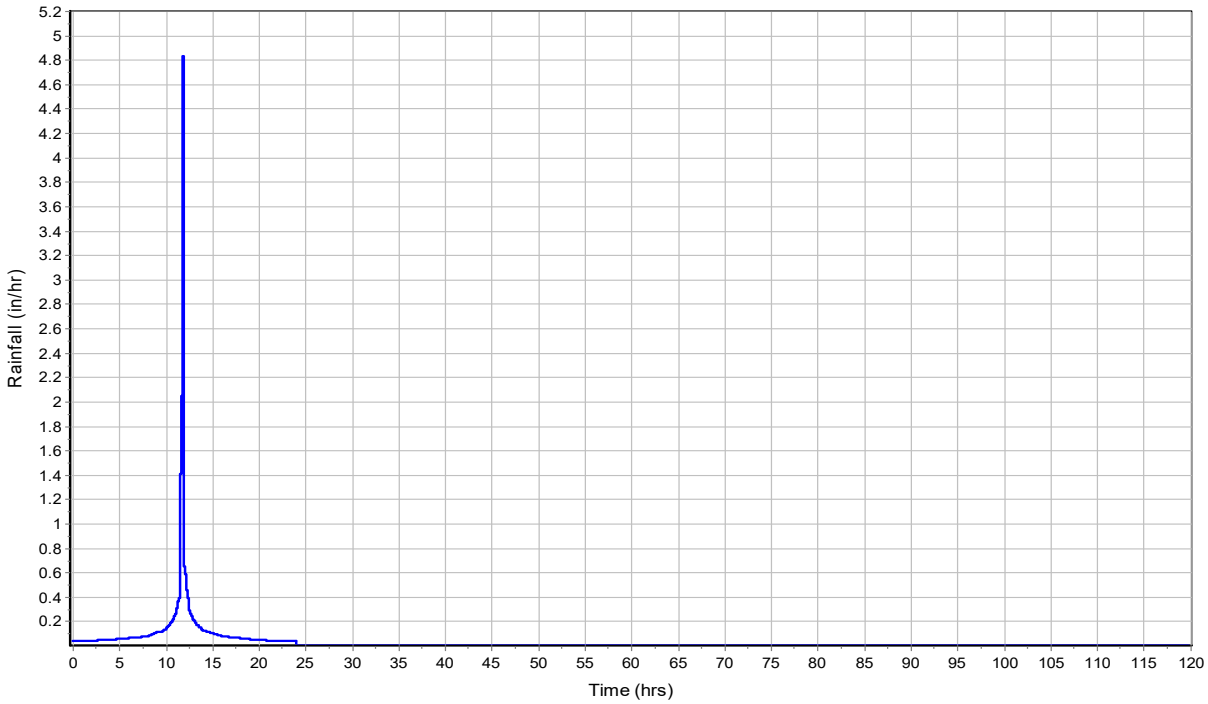
Subbasin Runoff Results

Total Rainfall (in)	3.38
Total Runon (in)	0
Total Evaporation (in)	0
Total Infiltration (in)	1.431
Total Runoff (in)	1.89
Peak Runoff (cfs)	4.99
Weighted Curve Number	76
Time of Concentration (days hh:mm:ss)	0 00:12:08

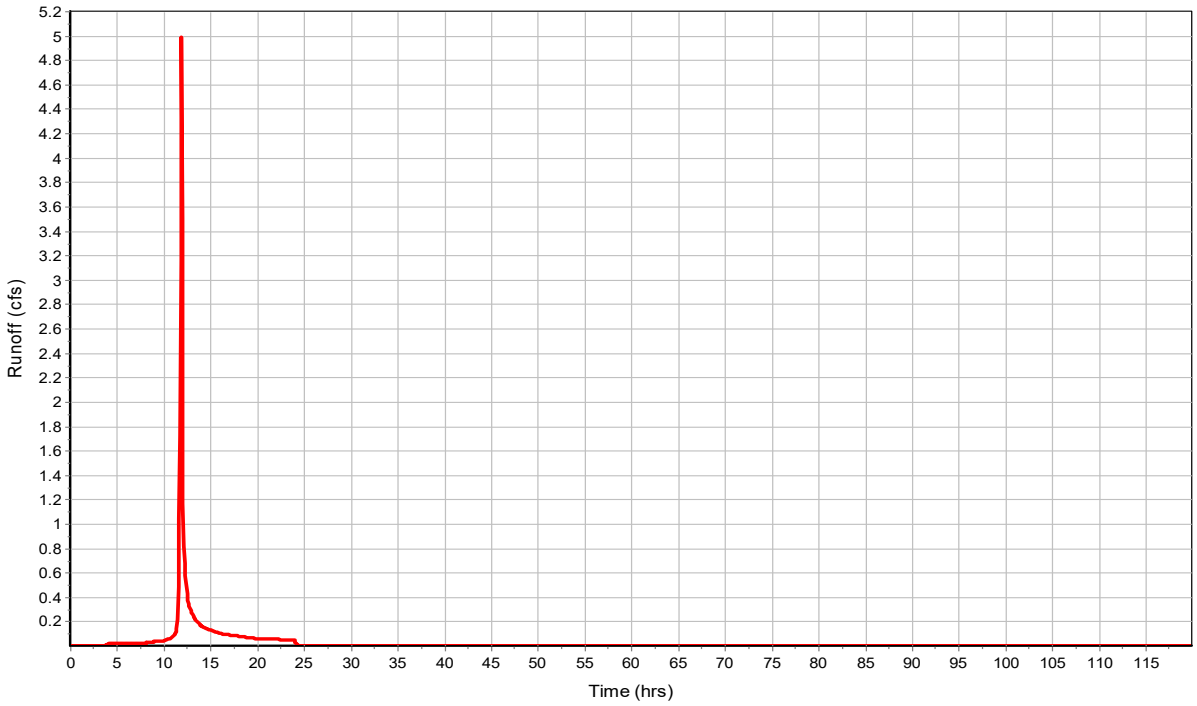
Badger Creek Substation
25 Year 24 Hour Storm

Subbasin : Yard-1

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Yard-2

Input Data

Area (ac)	1.62
Impervious Area (%)	20
Weighted Curve Number	76
Conductivity (in/hr)	0.15
Drying Time (days)	7
Average Slope (%)	1
Equivalent Width (ft)	706
Impervious Area	
Manning's Roughness	0.015
Pervious Area	
Manning's Roughness	0.024
Curb & Gutter Length (ft)	0
Rain Gage ID	Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
-	1.62	-	76
Composite Area & Weighted CN	1.62		76

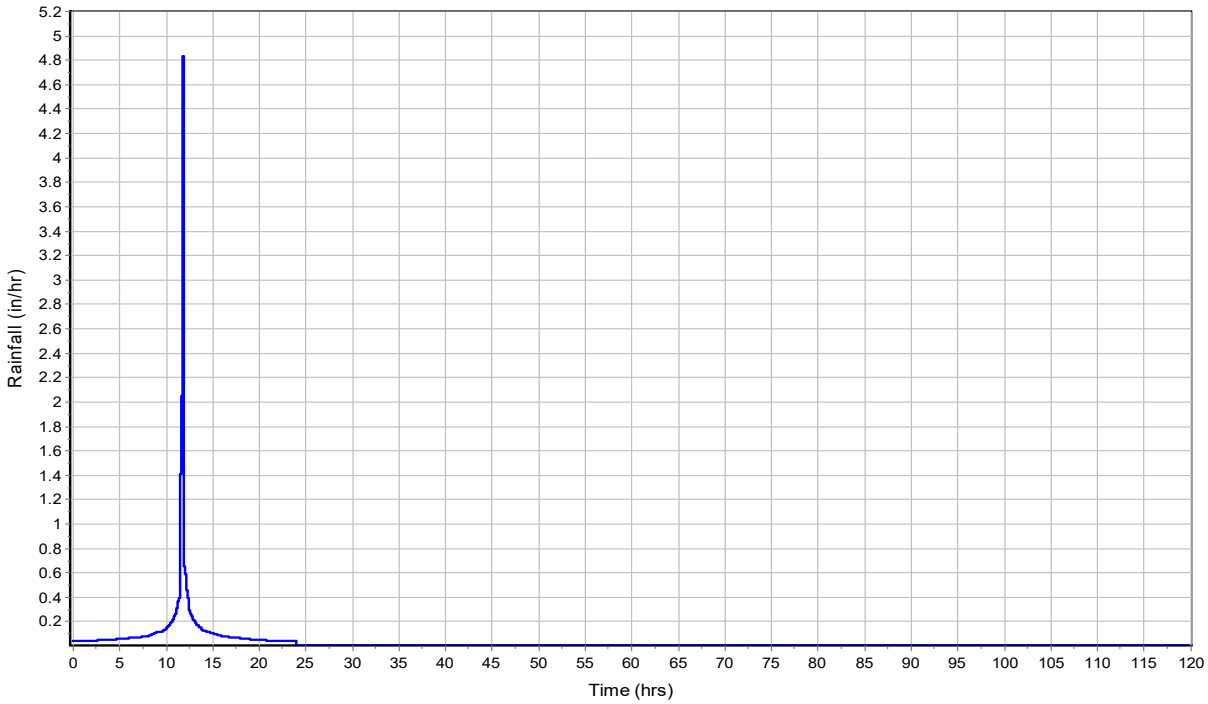
Subbasin Runoff Results

Total Rainfall (in)	3.38
Total Runon (in)	0
Total Evaporation (in)	0
Total Infiltration (in)	1.431
Total Runoff (in)	1.89
Peak Runoff (cfs)	5.12
Weighted Curve Number	76
Time of Concentration (days hh:mm:ss)	0 00:12:07

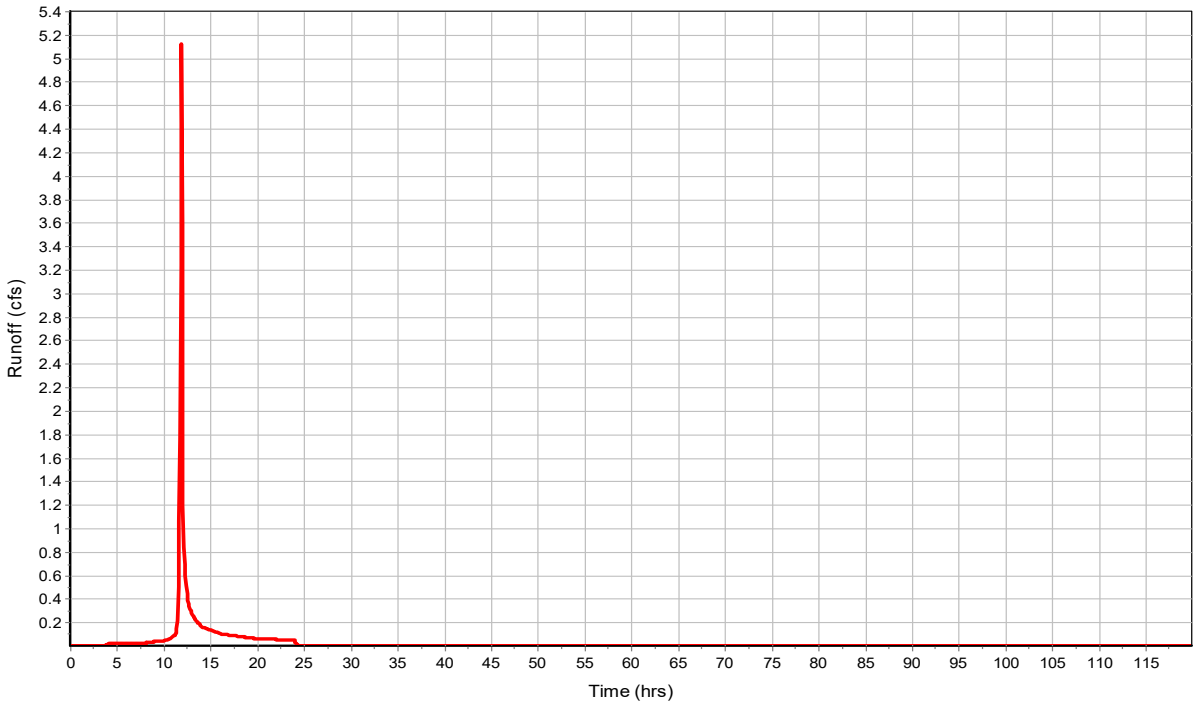
Badger Creek Substation
25 Year 24 Hour Storm

Subbasin : Yard-2

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Yard-3

Input Data

Area (ac)	1.17
Impervious Area (%)	20
Weighted Curve Number	76
Conductivity (in/hr)	0.15
Drying Time (days)	7
Average Slope (%)	1
Equivalent Width (ft)	511
Impervious Area	
Manning's Roughness	0.015
Pervious Area	
Manning's Roughness	0.036
Curb & Gutter Length (ft)	0
Rain Gage ID	Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
-	1.17	-	76
Composite Area & Weighted CN	1.17		76

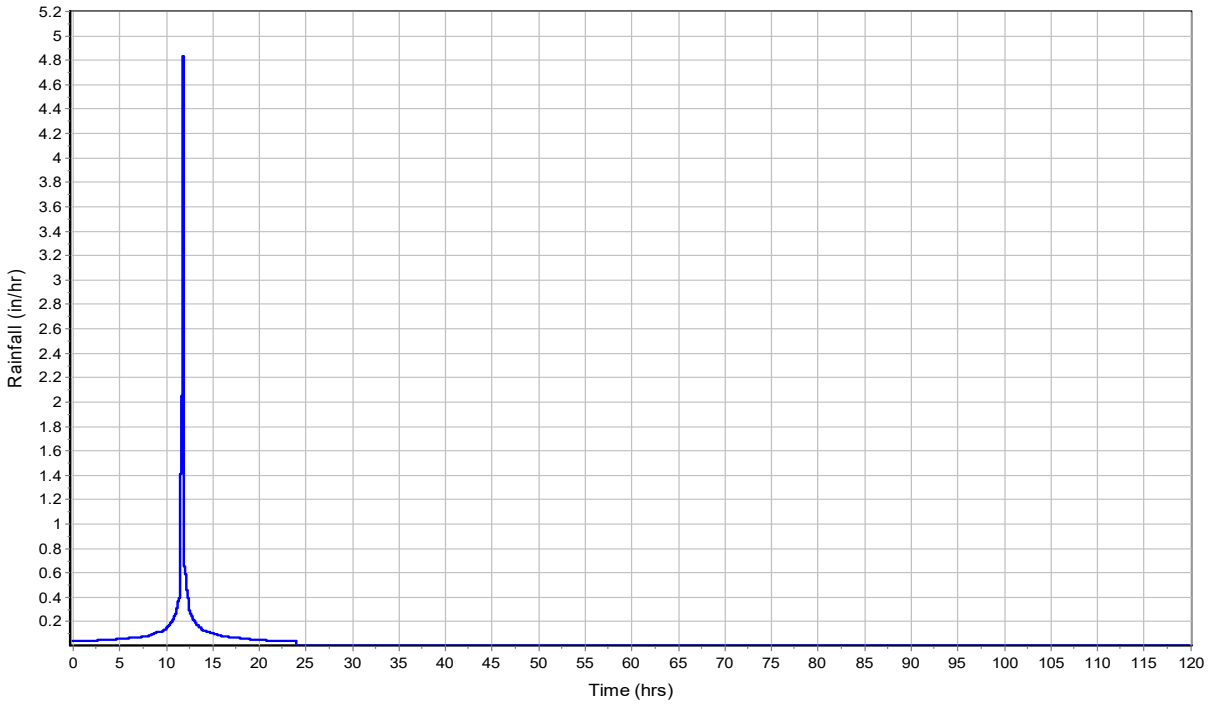
Subbasin Runoff Results

Total Rainfall (in)	3.38
Total Runon (in)	0
Total Evaporation (in)	0
Total Infiltration (in)	1.433
Total Runoff (in)	1.91
Peak Runoff (cfs)	3.58
Weighted Curve Number	76
Time of Concentration (days hh:mm:ss)	0 00:15:26

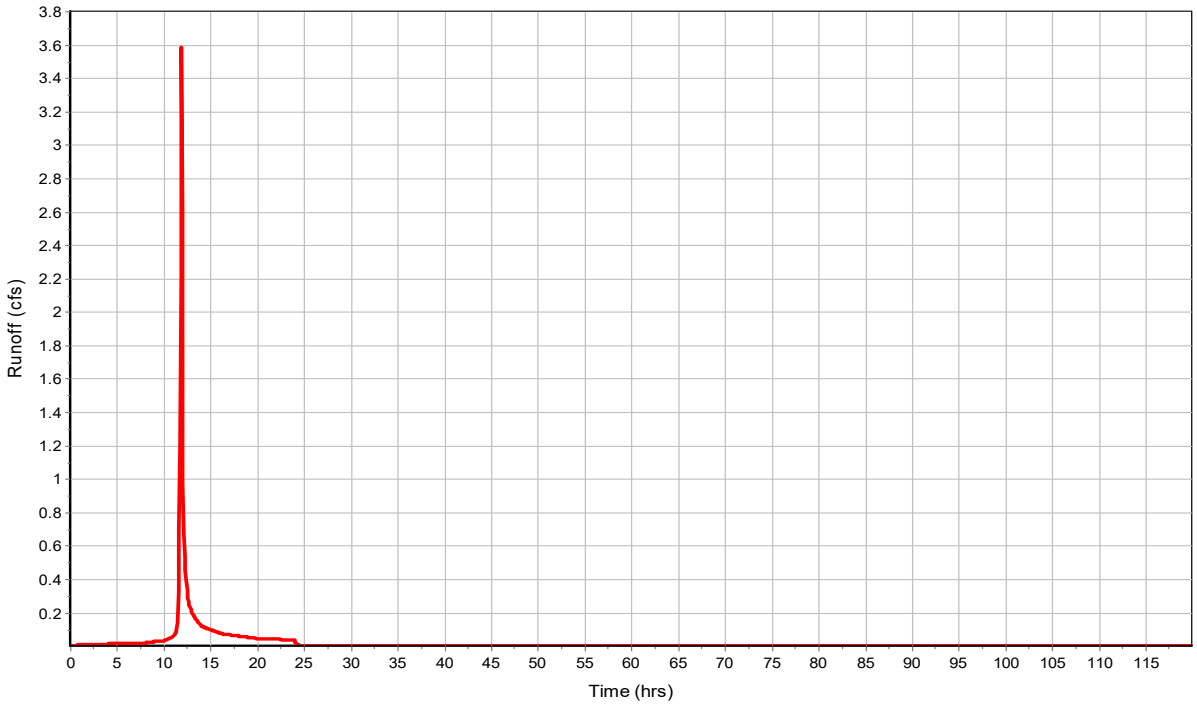
Badger Creek Substation
25 Year 24 Hour Storm

Subbasin : Yard-3

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Yard-4

Input Data

Area (ac)	0.4
Impervious Area (%)	20
Weighted Curve Number	76
Conductivity (in/hr)	0.15
Drying Time (days)	7
Average Slope (%)	1.5
Equivalent Width (ft)	175
Impervious Area	
Manning's Roughness	0.015
Pervious Area	
Manning's Roughness	0.024
Curb & Gutter Length (ft)	0
Rain Gage ID	Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
-	0.4	-	76
Composite Area & Weighted CN	0.4		76

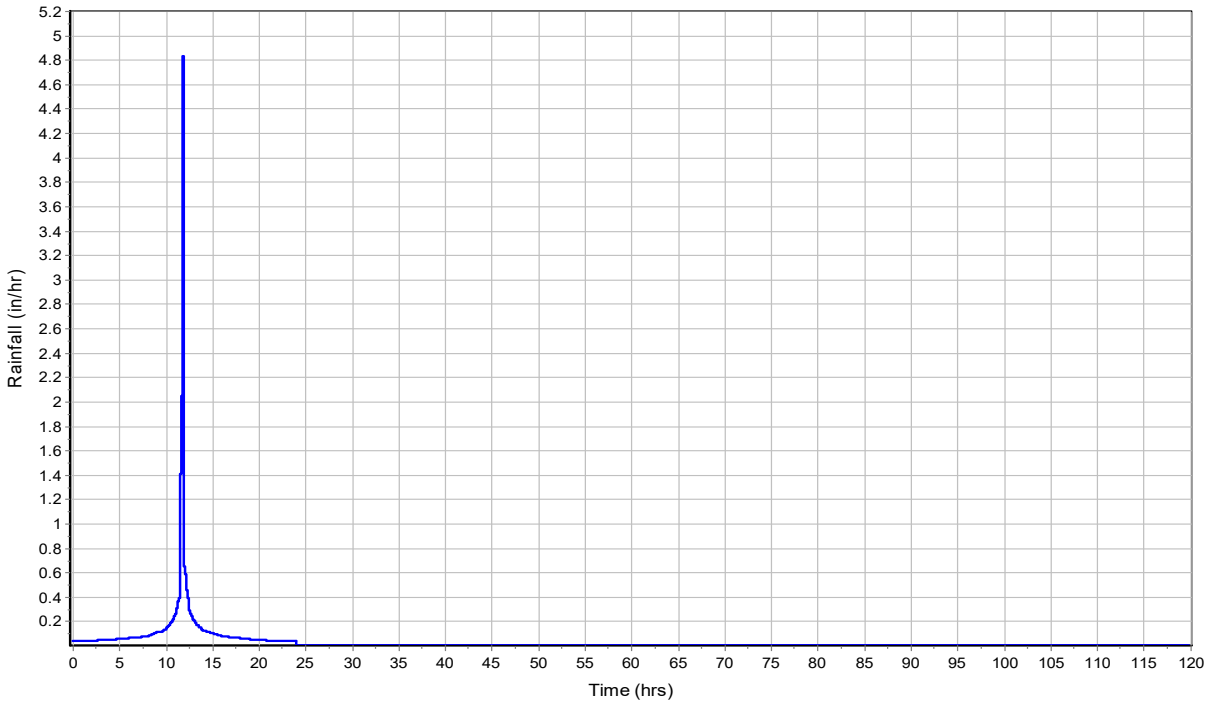
Subbasin Runoff Results

Total Rainfall (in)	3.38
Total Runon (in)	0
Total Evaporation (in)	0
Total Infiltration (in)	1.43
Total Runoff (in)	1.89
Peak Runoff (cfs)	1.28
Weighted Curve Number	76
Time of Concentration (days hh:mm:ss)	0 00:10:42

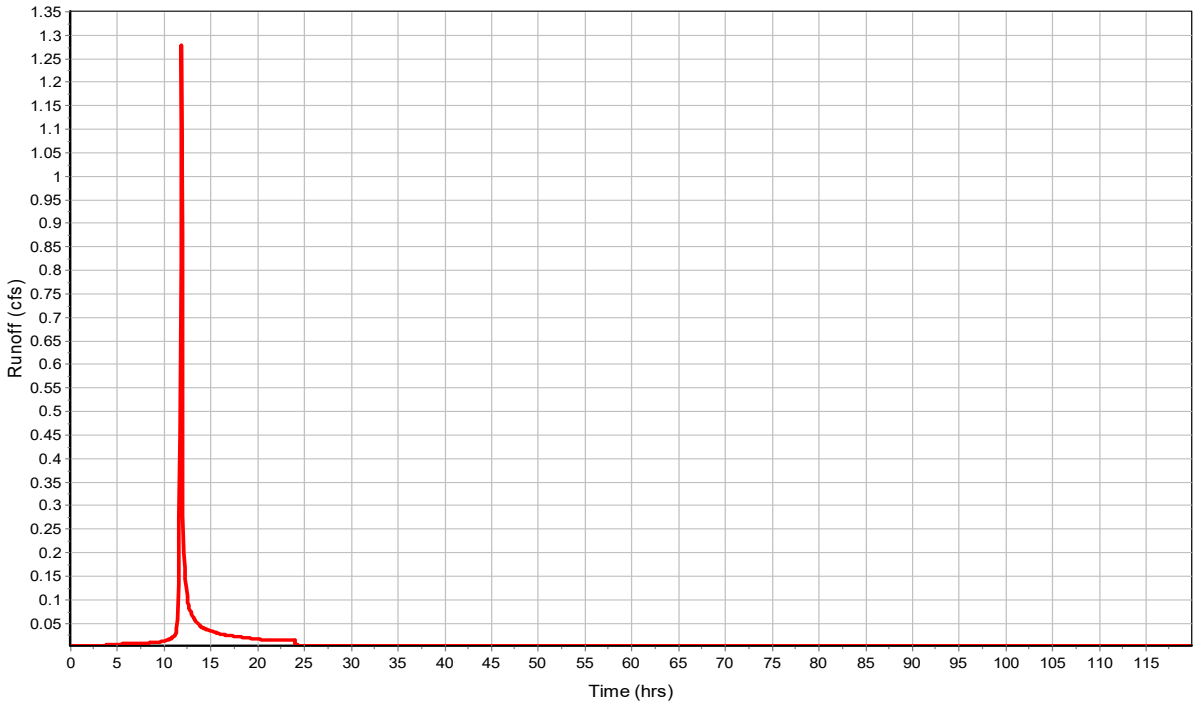
Badger Creek Substation
25 Year 24 Hour Storm

Subbasin : Yard-4

Rainfall Intensity Graph



Runoff Hydrograph



Badger Creek Substation
25 Year 24 Hour Storm

Junction Input

SN	Element ID	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Ground/Rim (Max) Offset (ft)	Initial Water Elevation (ft)	Initial Water Depth (ft)	Surcharge Elevation (ft)	Surcharge Depth (ft)	Ponded Area (ft^2)	Minimum Pipe Cover (in)
1	1-Jun	4801.82	4803.82	2.00	0.00	-4801.82	6.00	-4797.82	0.00	0.00
2	2-Jun	4801.64	4803.64	2.00	0.00	-4801.64	6.00	-4797.64	0.00	0.00
3	7-Jun	4801.68	4805.56	3.88	0.00	-4801.68	0.00	-4805.56	0.00	0.00
4	8-Jun	4802.48	4805.56	3.08	0.00	-4802.48	0.00	-4805.56	0.00	0.00
5	9-Jun	4803.10	4805.60	2.50	0.00	-4803.10	0.00	-4805.60	0.00	0.00
6	10-Jun	4805.43	4807.93	2.50	0.00	-4805.43	0.00	-4807.93	0.00	0.00
7	Outlet-Pipe	4800.00	4804.00	4.00	0.00	-4800.00	6.00	-4798.00	0.00	0.00
8	Pond-In	4801.00	4805.00	4.00	0.00	-4801.00	6.00	-4799.00	0.00	0.00
9	Pond-Out	4799.79	4801.00	1.21	0.00	-4799.79	6.00	-4795.00	0.00	0.00

Badger Creek Substation
25 Year 24 Hour Storm

Junction Results

SN	Element ID	Peak Inflow (cfs)	Peak Lateral Inflow (cfs)	Max HGL Elevation Attained (ft)	Max HGL Depth Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Average HGL Elevation Attained (ft)	Average HGL Depth Attained (ft)	Time of Max HGL Occurrence (days hh:mm)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	1-Jun	1.24	1.24	4802.32	0.50	0.00	1.50	4801.89	0.07	0 12:00	0 00:00	0.00	0.00
2	2-Jun	1.23	0.00	4802.11	0.47	0.00	1.53	4801.68	0.04	0 12:00	0 00:00	0.00	0.00
3	7-Jun	14.54	4.99	4803.08	1.40	0.00	2.48	4801.71	0.03	0 12:00	0 00:00	0.00	0.00
4	8-Jun	9.72	5.12	4803.55	1.07	0.00	2.01	4802.51	0.03	0 12:00	0 00:00	0.00	0.00
5	9-Jun	4.75	3.58	4804.09	0.99	0.00	1.51	4803.12	0.02	0 12:00	0 00:00	0.00	0.00
6	10-Jun	1.28	1.28	4805.88	0.45	0.00	2.05	4805.44	0.01	0 12:00	0 00:00	0.00	0.00
7	Outlet-Pipe	0.36	0.00	4800.28	0.28	0.00	3.72	4800.10	0.10	0 16:08	0 00:00	0.00	0.00
8	Pond-In	17.55	3.09	4802.68	1.68	0.00	2.32	4801.31	0.31	0 12:00	0 00:00	0.00	0.00
9	Pond-Out	0.36	0.00	4800.10	0.31	0.00	0.90	4799.92	0.13	0 16:08	0 00:00	0.00	0.00

Pipe Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Pipe Shape	Pipe Diameter or Height (in)	Pipe Width (in)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow (cfs)	Flap Gate	No. of Barrels
1	Link-01	52.45	4801.85	0.03	4801.64	0.00	0.21	0.4000	CIRCULAR	18.000	18.000	0.0150	0.5000	0.5000	0.0000	0.00	No	1
2	Link-02	874.53	0.00	-4801.64	0.00	-4798.00	0.00	0.0000	Dummy	0.000	0.000	0.0150	0.5000	0.5000	0.0000	0.00	No	1
3	Link-03	86.45	0.00	-4801.00	0.00	-4800.30	0.00	0.0000	Dummy	0.000	0.000	0.0150	0.5000	0.5000	0.0000	0.00	No	1
4	Link-06	257.75	0.00	-4799.79	0.00	-4798.00	0.00	0.0000	Dummy	0.000	0.000	0.0150	0.5000	0.5000	0.0000	0.00	No	1
5	Outfall-Pipe	36.50	4799.97	-0.03	4799.82	0.03	0.15	0.4100	CIRCULAR	12.000	12.000	0.0150	0.5000	0.5000	0.0000	0.00	No	1
6	SD-1	80.00	4801.68	0.00	4801.28	0.28	0.40	0.5000	CIRCULAR	24.000	24.000	0.0120	0.5000	0.5000	0.0000	0.00	No	1
7	SD-2	160.09	4802.48	0.00	4801.68	0.00	0.80	0.5000	CIRCULAR	24.000	24.000	0.0120	0.5000	0.5000	0.0000	0.00	No	1
8	SD-3	125.21	4803.10	0.00	4802.48	0.00	0.62	0.5000	CIRCULAR	15.000	15.000	0.0120	0.5000	0.5000	0.0000	0.00	No	1
9	SD-4	356.41	4805.43	0.00	4803.10	0.00	2.33	0.6500	CIRCULAR	12.000	12.000	0.0120	0.5000	0.5000	0.0000	0.00	No	1

Badger Creek Substation
25 Year 24 Hour Storm

Pipe Results

SN	Element ID	Peak Flow	Time of Peak Flow Occurrence	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Travel Time	Peak Flow Depth	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged	Froude Number	Reported Condition
		(cfs)	(days hh:mm)	(cfs)		(ft/sec)	(min)	(ft)		(min)		
1	Link-01	1.23	0 12:00	5.76	0.21	2.60	0.34	0.47	0.31	0.00		Calculated
2	Link-02	1.23	0 12:00	0.00	0.21	0.00		0.47	0.31	0.00		Calculated
3	Link-03	17.55	0 12:00	0.00	0.21	0.00		0.47	0.31	0.00		Calculated
4	Link-06	0.36	0 16:08	0.00	0.21	0.00		0.47	0.31	0.00		Calculated
5	Outfall-Pipe	0.36	0 16:08	2.17	0.17	2.05	0.30	0.28	0.28	0.00		Calculated
6	SD-1	14.54	0 12:00	17.33	0.84	6.18	0.22	1.39	0.70	0.00		Calculated
7	SD-2	9.70	0 12:00	17.32	0.56	5.68	0.47	1.06	0.54	0.00		Calculated
8	SD-3	4.73	0 12:00	4.92	0.96	4.60	0.45	0.97	0.79	0.00		Calculated
9	SD-4	1.24	0 12:01	3.12	0.40	3.81	1.56	0.43	0.44	0.00		Calculated

Storage Nodes

Storage Node : EDB-1

Input Data

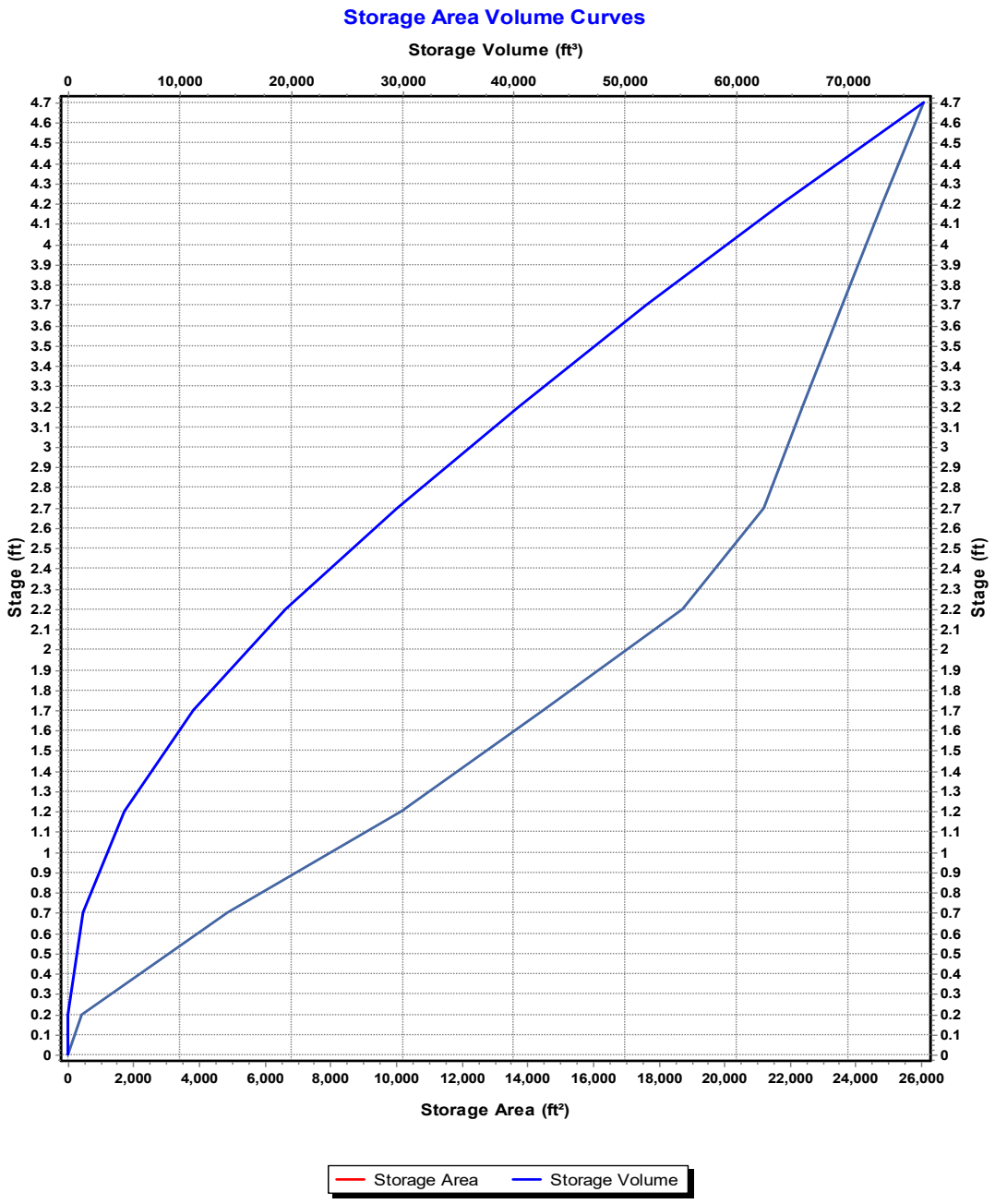
Invert Elevation (ft)	4800.30
Max (Rim) Elevation (ft)	4805.00
Max (Rim) Offset (ft)	4.70
Initial Water Elevation (ft)	0.00
Initial Water Depth (ft)	-4800.30
Ponded Area (ft^2)	0.00
Evaporation Loss	0.00

Storage Area Volume Curves

Storage Curve : EDB-1

Stage (ft)	Storage Area (ft^2)	Storage Volume (ft^3)
0	10	0
0.2	429	43.9
0.7	4861	1366.4
1.2	10158	5121.15
1.7	14506	11287.15
2.2	18733	19596.9
2.7	21200	29580.15
3.2	22394	40478.65
3.7	23594	51975.65
4.2	24822	64079.65
4.7	26078	76804.65

Badger Creek Substation
25 Year 24 Hour Storm



Storage Node : EDB-1 (continued)

Outflow Weirs

SN	Element ID	Weir Type	Flap Gate	Crest Elevation (ft)	Crest Offset (ft)	Length (ft)	Weir Total Height (ft)	Discharge Coefficient
1	Weir-01	Trapezoidal	No	4802.97	2.67	4.00	0.50	3.33

Outflow Orifices

SN	Element ID	Orifice Type	Orifice Shape	Flap Gate	Circular Orifice Diameter (in)	Rectangular Orifice Height (in)	Rectangular Orifice Width (in)	Orifice Invert Elevation (ft)	Orifice Coefficient
1	Orifice-1	Side	CIRCULAR	No	1.00			4799.97	0.61
2	Orifice-2	Side	CIRCULAR	No	1.00			4800.47	0.61
3	Orifice-3	Side	CIRCULAR	No	1.25			4800.97	0.61
4	Orifice-4	Side	CIRCULAR	No	2.00			4801.47	0.61
5	Orifice-5	Side	CIRCULAR	No	2.00			4801.97	0.61

Output Summary Results

Peak Inflow (cfs)	17.55
Peak Lateral Inflow (cfs)	0
Peak Outflow (cfs)	0.36
Peak Exfiltration Flow Rate (cfm)	0
Max HGL Elevation Attained (ft)	4802.89
Max HGL Depth Attained (ft)	2.59
Average HGL Elevation Attained (ft)	4801.14
Average HGL Depth Attained (ft)	0.84
Time of Max HGL Occurrence (days hh:mm)	0 16:08
Total Exfiltration Volume (1000-ft^3)	0
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0

Project Description

File Name 24211BadgerCreekDrainage-2.SPF

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	EPA SWMM
EPA SWMM Infiltration Method	SCS Curve Number
Link Routing Method	Kinematic Wave
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	00:00:00	0:00:00
End Analysis On	00:00:00	0:00:00
Start Reporting On	00:00:00	0:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	30	seconds

Number of Elements

	Qty
Rain Gages	1
Subbasins	8
Nodes	12
Junctions	9
Outfalls	2
Flow Diversions	0
Inlets	0
Storage Nodes	1
Links	15
Channels	0
Pipes	9
Pumps	0
Orifices	5
Weirs	1
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
1	Rain Gage-01	Time Series	100 Year	Cumulative	inches	Colorado	Morgan	100.00	4.49	SCS Type II 24-hr

Badger Creek Substation
100 Year 24 Hour Storm

Subbasin Summary

SN	Subbasin ID	Area	Impervious Area	Weighted Curve Number	Average Slope	Equivalent Width	Impervious Area Manning's Roughness	Pervious Area Manning's Roughness	Total Rainfall	Total Infiltration	Total Runoff	Total Runoff Volume	Peak Runoff	Time of Concentration
		(ac)	(%)		(%)	(ft)			(in)	(in)	(in)	(ac-in)	(cfs)	(days hh:mm:ss)
1	Existing	40.05	2.00	49.00	2.0000	3500.00	0.0150	0.1500	4.49	3.2280	1.21	48.58	23.57	0 01:18:11
2	P-East	9.74	2.00	49.00	0.5000	500.00	0.0150	0.1500	4.49	3.2970	1.14	11.14	2.48	0 02:43:04
3	Pond	0.69	25.00	100.00	0.5000	598.00	0.0150	0.1000	4.49	0.0760	4.26	2.94	4.18	0 00:19:58
4	P-West	24.86	2.00	49.23	0.5000	500.00	0.0150	0.1500	4.49	3.3980	1.04	25.93	4.36	0 04:46:06
5	Yard-1	1.58	20.00	76.00	1.0000	686.50	0.0150	0.0240	4.49	1.6090	2.83	4.47	7.38	0 00:10:50
6	Yard-2	1.62	20.00	76.00	1.0000	706.00	0.0150	0.0240	4.49	1.6090	2.83	4.58	7.57	0 00:10:49
7	Yard-3	1.17	20.00	76.00	1.0000	511.00	0.0150	0.0360	4.49	1.6100	2.85	3.33	5.34	0 00:13:47
8	Yard-4	0.40	20.00	76.00	1.5000	175.00	0.0150	0.0240	4.49	1.6080	2.83	1.13	1.88	0 00:09:33

Badger Creek Substation
100 Year 24 Hour Storm

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft^2)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	1-Jun	Junction	4801.82	4803.82	0.00	6.00	0.00	2.48	4802.54	0.00	1.28	0 00:00	0.00	0.00
2	2-Jun	Junction	4801.64	4803.64	0.00	6.00	0.00	2.47	4802.33	0.00	1.31	0 00:00	0.00	0.00
3	7-Jun	Junction	4801.68	4805.56	0.00	0.00	0.00	19.68	4805.56	0.00	0.00	0 12:00	0.11	6.00
4	8-Jun	Junction	4802.48	4805.56	0.00	0.00	0.00	12.49	4803.74	0.00	1.82	0 00:00	0.00	0.00
5	9-Jun	Junction	4803.10	4805.60	0.00	0.00	0.00	7.08	4805.60	0.00	0.00	0 12:00	0.18	10.00
6	10-Jun	Junction	4805.43	4807.93	0.00	0.00	0.00	1.88	4805.99	0.00	1.94	0 00:00	0.00	0.00
7	Outlet-Pipe	Junction	4800.00	4804.00	0.00	6.00	0.00	1.78	4800.69	0.00	3.31	0 00:00	0.00	0.00
8	Pond-In	Junction	4801.00	4805.00	0.00	6.00	0.00	21.91	4803.28	0.00	1.72	0 00:00	0.00	0.00
9	Pond-Out	Junction	4799.79	4801.00	0.00	6.00	0.00	1.78	4800.51	0.00	0.49	0 00:00	0.00	0.00
10	Out-Ex	Outfall	4798.00					23.57	4798.00					
11	Out-P	Outfall	4798.00					6.98	4798.00					
12	EDB-1	Storage Node	4800.30	4805.00	0.00		0.00	21.91	4803.18				0.00	0.00

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length	Inlet Invert Elevation	Outlet Invert Elevation	Average Slope	Diameter or Height	Manning's Roughness	Peak Flow	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Peak Flow Depth	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged	Reported Condition
					(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)		(ft/sec)	(ft)		(min)	
1	Link-01	Pipe	1-Jun	2-Jun	52.45	4801.85	4801.64	0.4000	18.000	0.0150	2.47	5.76	0.43	3.14	0.69	0.46	0.00	Calculated
2	Link-02	Pipe	2-Jun	Out-P	874.53	0.00	0.00	0.0000	0.000	0.0150	2.47	0.00	0.43	0.00	0.69	0.46	0.00	Calculated
3	Link-03	Pipe	Pond-In	EDB-1	86.45	0.00	0.00	0.0000	0.000	0.0150	21.91	0.00	0.43	0.00	0.69	0.46	0.00	Calculated
4	Link-06	Pipe	Pond-Out	Out-P	257.75	0.00	0.00	0.0000	0.000	0.0150	1.78	0.00	0.43	0.00	0.69	0.46	0.00	Calculated
5	Outfall-Pipe	Pipe	Outlet-Pipe	Pond-Out	36.50	4799.97	4799.82	0.4100	12.000	0.0150	1.78	2.17	0.82	3.08	0.69	0.69	0.00	Calculated
6	SD-1	Pipe	7-Jun	Pond-In	80.00	4801.68	4801.28	0.5000	24.000	0.0120	18.22	17.33	1.05	6.37	2.00	1.00	3.00	SURCHARGED
7	SD-2	Pipe	8-Jun	7-Jun	160.09	4802.48	4801.68	0.5000	24.000	0.0120	12.39	17.32	0.72	6.02	1.25	0.63	0.00	Calculated
8	SD-3	Pipe	9-Jun	8-Jun	125.21	4803.10	4802.48	0.5000	15.000	0.0120	5.25	4.92	1.07	4.79	1.25	1.00	8.00	SURCHARGED
9	SD-4	Pipe	10-Jun	9-Jun	356.41	4805.43	4803.10	0.6500	12.000	0.0120	1.83	3.12	0.59	4.21	0.55	0.55	0.00	Calculated
10	Orifice-1	Orifice	EDB-1	Outlet-Pipe		4800.30	4800.00		1.000		0.05							
11	Orifice-2	Orifice	EDB-1	Outlet-Pipe		4800.30	4800.00		1.000		0.04							
12	Orifice-3	Orifice	EDB-1	Outlet-Pipe		4800.30	4800.00		1.250		0.06							
13	Orifice-4	Orifice	EDB-1	Outlet-Pipe		4800.30	4800.00		2.000		0.14							
14	Orifice-5	Orifice	EDB-1	Outlet-Pipe		4800.30	4800.00		2.000		0.11							
15	Weir-01	Weir	EDB-1	Outlet-Pipe		4800.30	4800.00				1.38							

Subbasin Hydrology

Subbasin : Existing

Input Data

Area (ac)	40.05
Impervious Area (%)	2
Weighted Curve Number	49
Conductivity (in/hr)	0.15
Drying Time (days)	7
Average Slope (%)	2
Equivalent Width (ft)	3500
Impervious Area	
Manning's Roughness	0.015
Pervious Area	
Manning's Roughness	0.15
Curb & Gutter Length (ft)	0
Rain Gage ID	Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Pasture, grassland, or range, Fair	40.05	A	49
Composite Area & Weighted CN	40.05		49

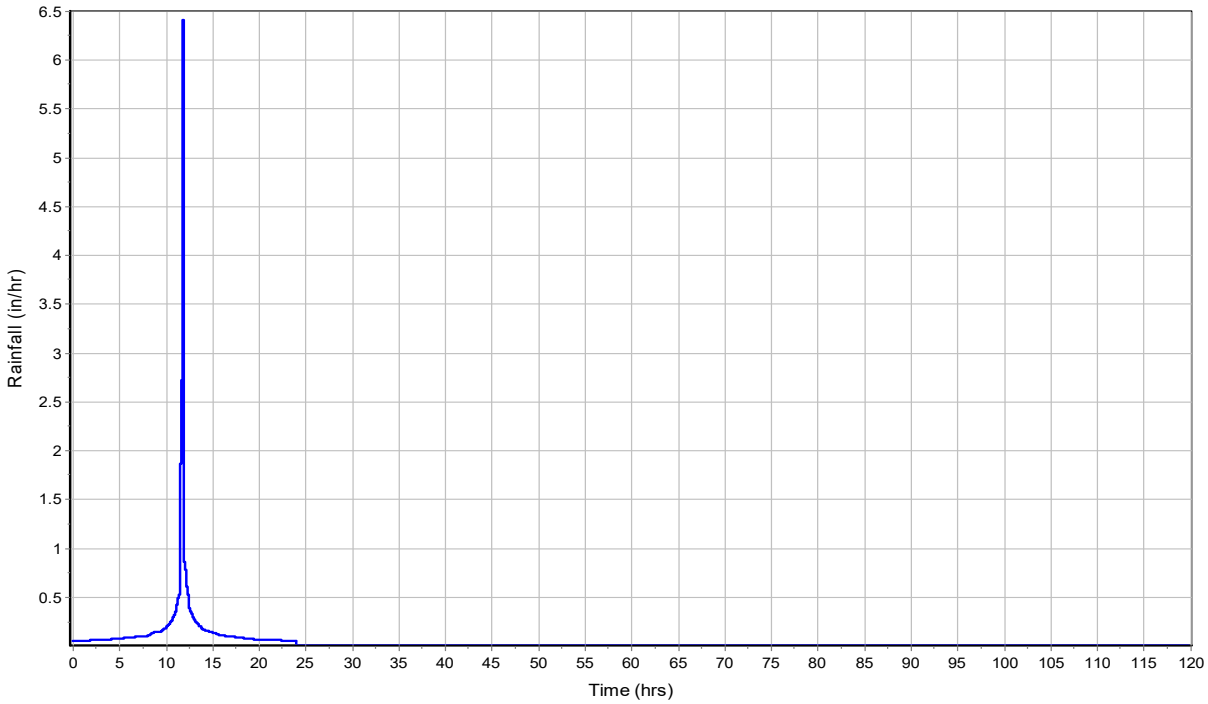
Subbasin Runoff Results

Total Rainfall (in)	4.49
Total Runon (in)	0
Total Evaporation (in)	0
Total Infiltration (in)	3.228
Total Runoff (in)	1.21
Peak Runoff (cfs)	23.57
Weighted Curve Number	49
Time of Concentration (days hh:mm:ss)	0 01:18:11

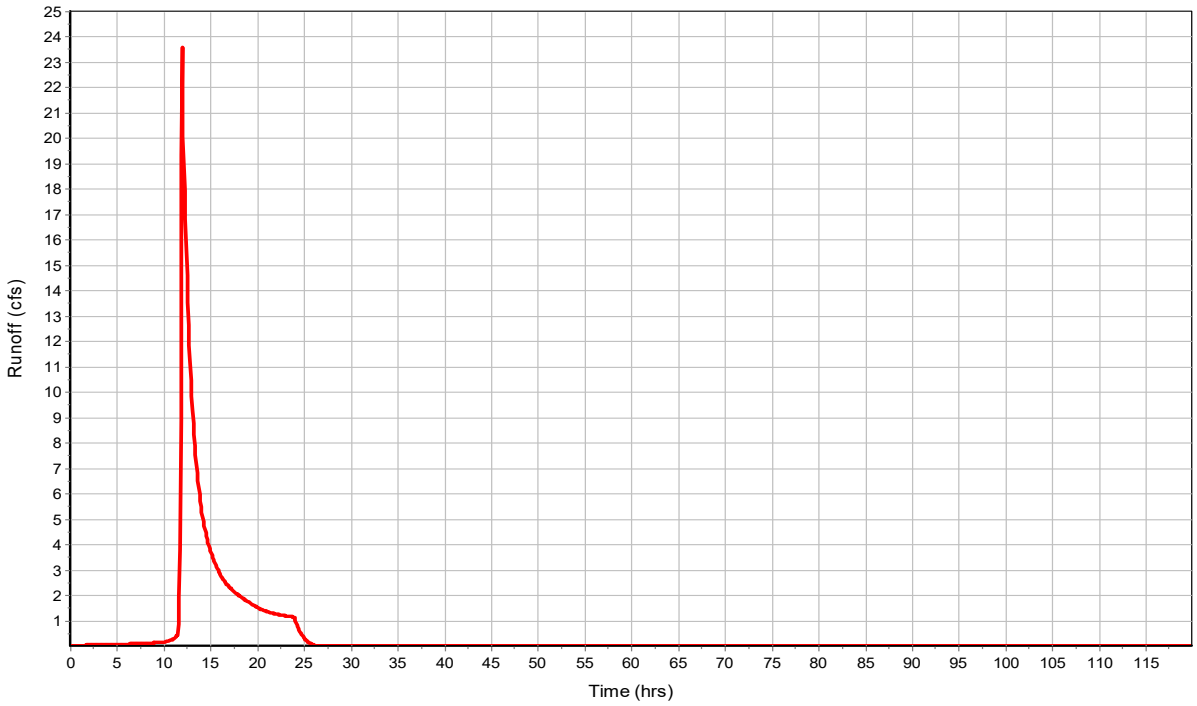
Badger Creek Substation
100 Year 24 Hour Storm

Subbasin : Existing

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : P-East

Input Data

Area (ac)	9.74
Impervious Area (%)	2
Weighted Curve Number	49
Conductivity (in/hr)	0.15
Drying Time (days)	7
Average Slope (%)	0.5
Equivalent Width (ft)	500
Impervious Area	
Manning's Roughness	0.015
Pervious Area	
Manning's Roughness	0.15
Curb & Gutter Length (ft)	0
Rain Gage ID	Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
-	9.74	-	49
Composite Area & Weighted CN	9.74		49

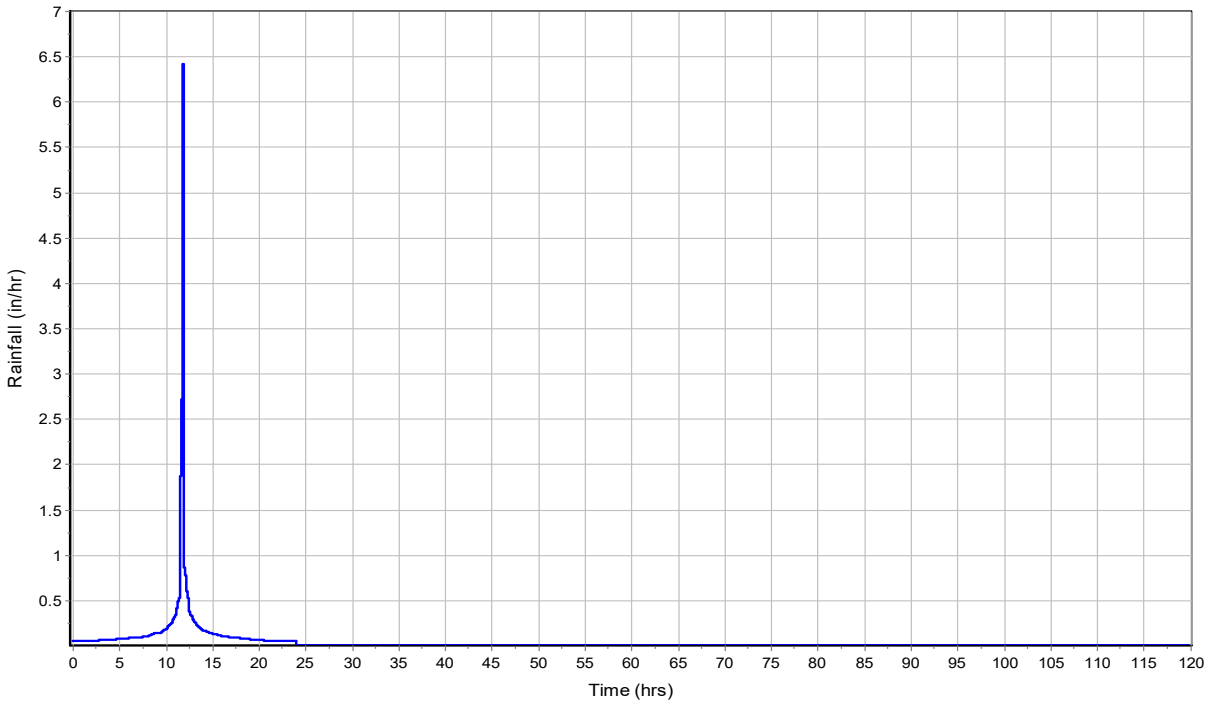
Subbasin Runoff Results

Total Rainfall (in)	4.49
Total Runon (in)	0
Total Evaporation (in)	0
Total Infiltration (in)	3.297
Total Runoff (in)	1.14
Peak Runoff (cfs)	2.48
Weighted Curve Number	49
Time of Concentration (days hh:mm:ss)	0 02:43:04

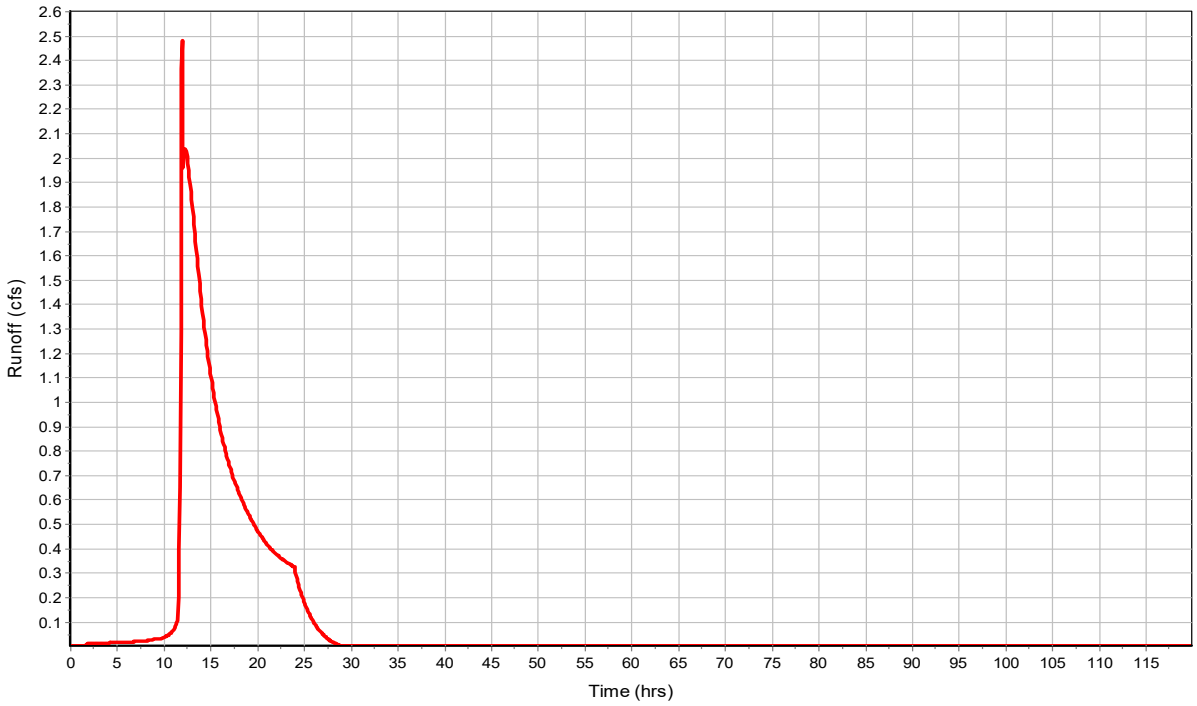
Badger Creek Substation
100 Year 24 Hour Storm

Subbasin : P-East

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Pond

Input Data

Area (ac)	0.69
Impervious Area (%)	25
Weighted Curve Number	100
Conductivity (in/hr)	0.15
Drying Time (days)	7
Average Slope (%)	0.5
Equivalent Width (ft)	598
Impervious Area	
Manning's Roughness	0.015
Pervious Area	
Manning's Roughness	0.1
Curb & Gutter Length (ft)	0
Rain Gage ID	Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
-	0.69	-	100
Composite Area & Weighted CN	0.69		100

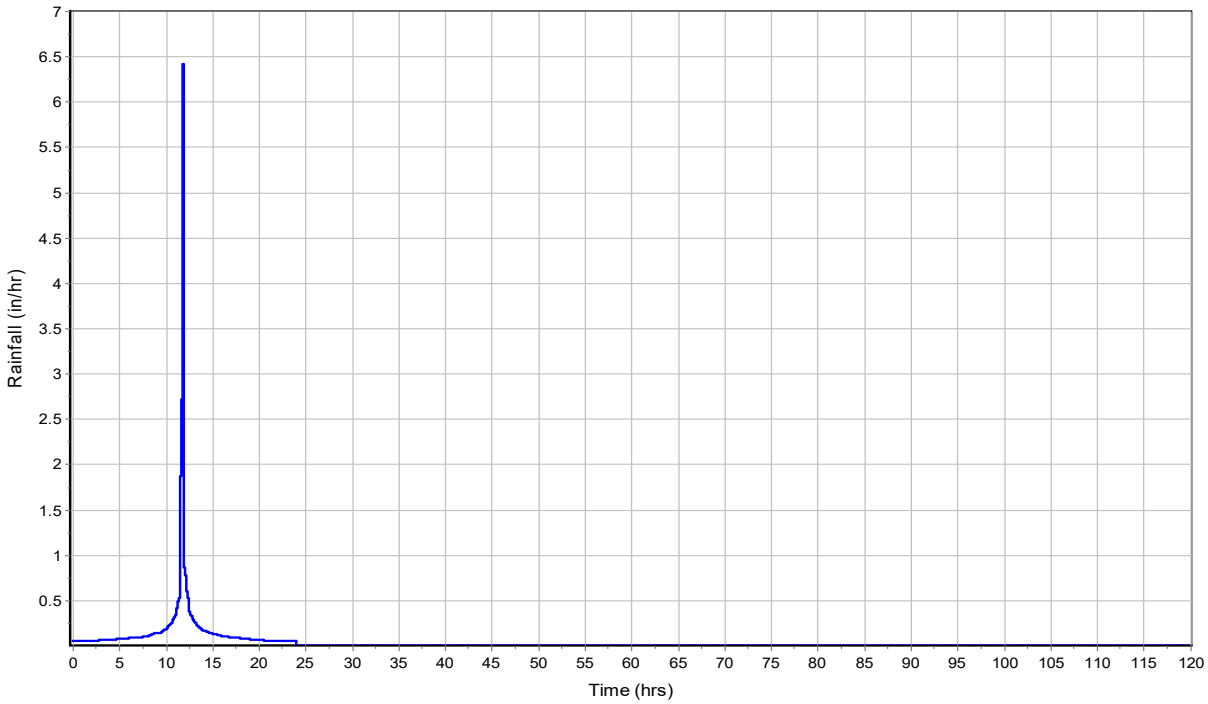
Subbasin Runoff Results

Total Rainfall (in)	4.49
Total Runon (in)	0
Total Evaporation (in)	0
Total Infiltration (in)	0.076
Total Runoff (in)	4.26
Peak Runoff (cfs)	4.18
Weighted Curve Number	100
Time of Concentration (days hh:mm:ss)	0 00:19:58

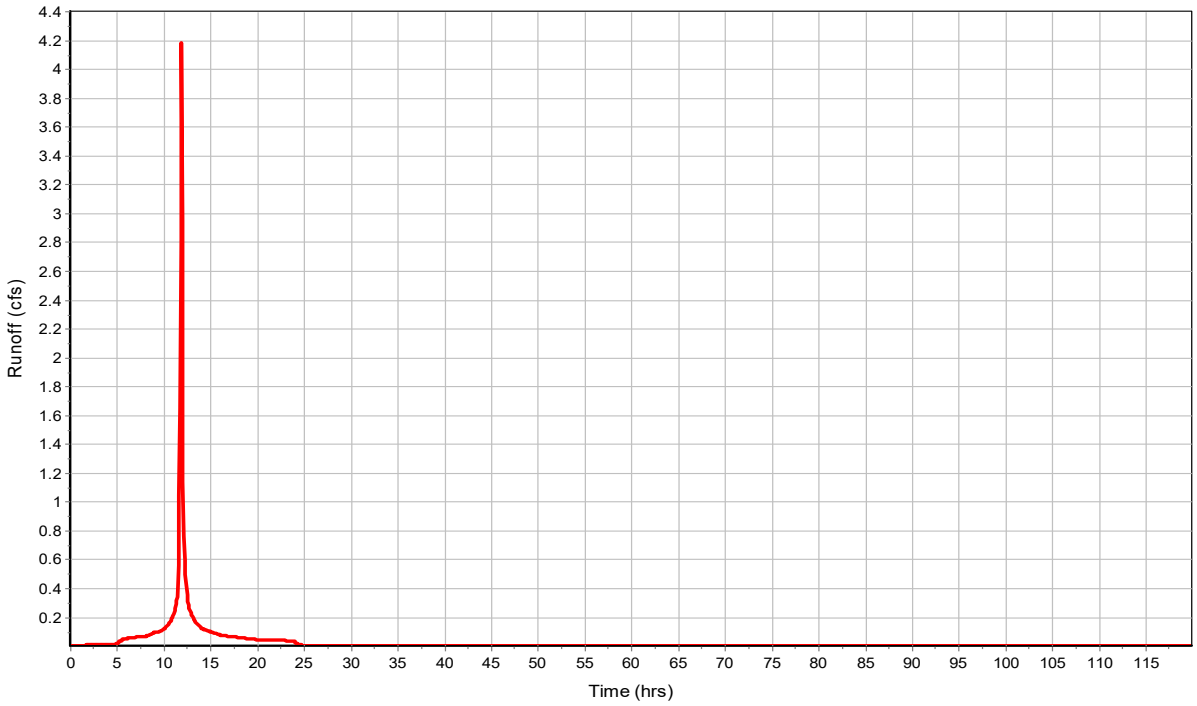
Badger Creek Substation
100 Year 24 Hour Storm

Subbasin : Pond

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : P-West

Input Data

Area (ac)	24.86
Impervious Area (%)	2
Weighted Curve Number	49.23
Conductivity (in/hr)	0.15
Drying Time (days)	7
Average Slope (%)	0.5
Equivalent Width (ft)	500
Impervious Area	
Manning's Roughness	0.015
Pervious Area	
Manning's Roughness	0.15
Curb & Gutter Length (ft)	0
Rain Gage ID	Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
-	25.07	-	49.23
Composite Area & Weighted CN	25.07		49.23

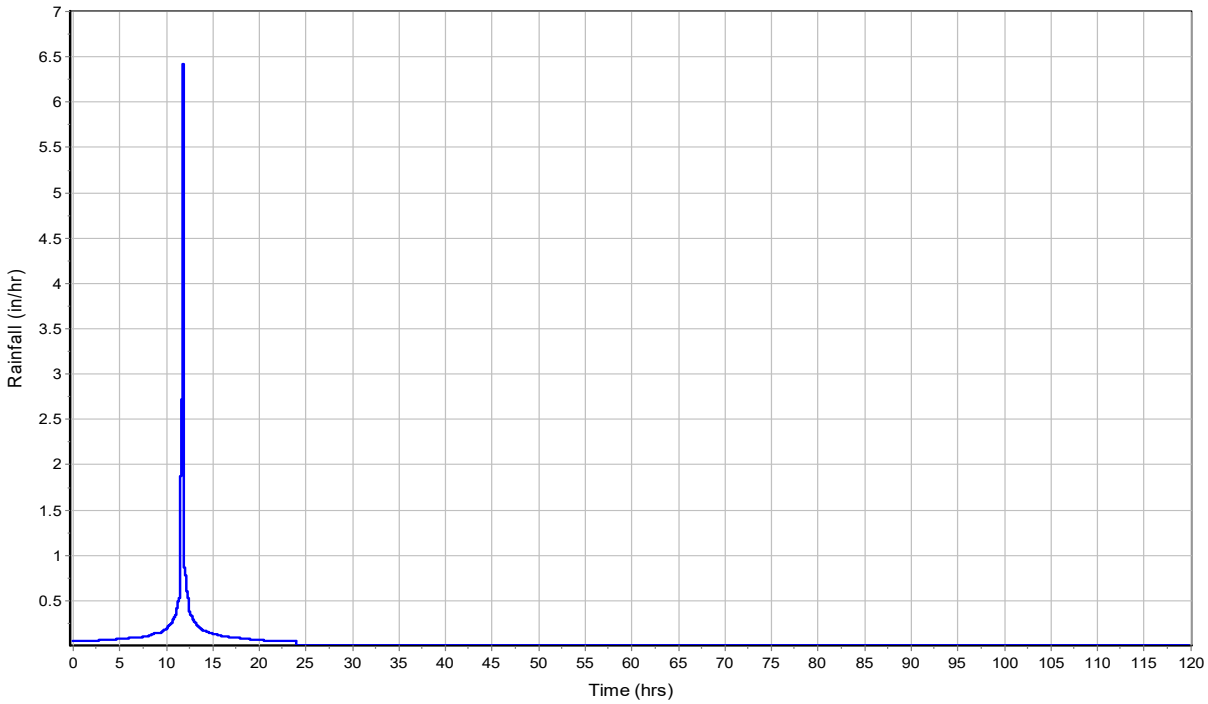
Subbasin Runoff Results

Total Rainfall (in)	4.49
Total Runon (in)	0
Total Evaporation (in)	0
Total Infiltration (in)	3.398
Total Runoff (in)	1.04
Peak Runoff (cfs)	4.36
Weighted Curve Number	49.23
Time of Concentration (days hh:mm:ss)	0 04:46:06

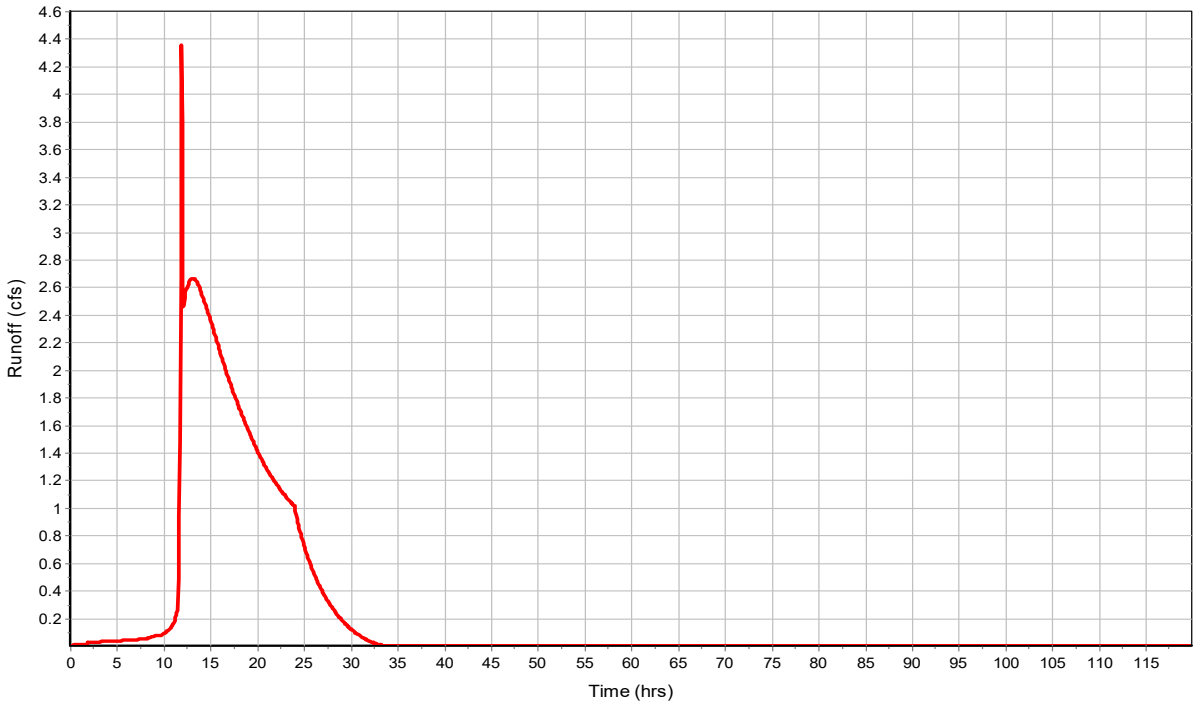
Badger Creek Substation
100 Year 24 Hour Storm

Subbasin : P-West

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Yard-1

Input Data

Area (ac)	1.58
Impervious Area (%)	20
Weighted Curve Number	76
Conductivity (in/hr)	0.15
Drying Time (days)	7
Average Slope (%)	1
Equivalent Width (ft)	686.5
Impervious Area	
Manning's Roughness	0.015
Pervious Area	
Manning's Roughness	0.024
Curb & Gutter Length (ft)	0
Rain Gage ID	Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
-	5.25	-	76
Composite Area & Weighted CN	5.25		76

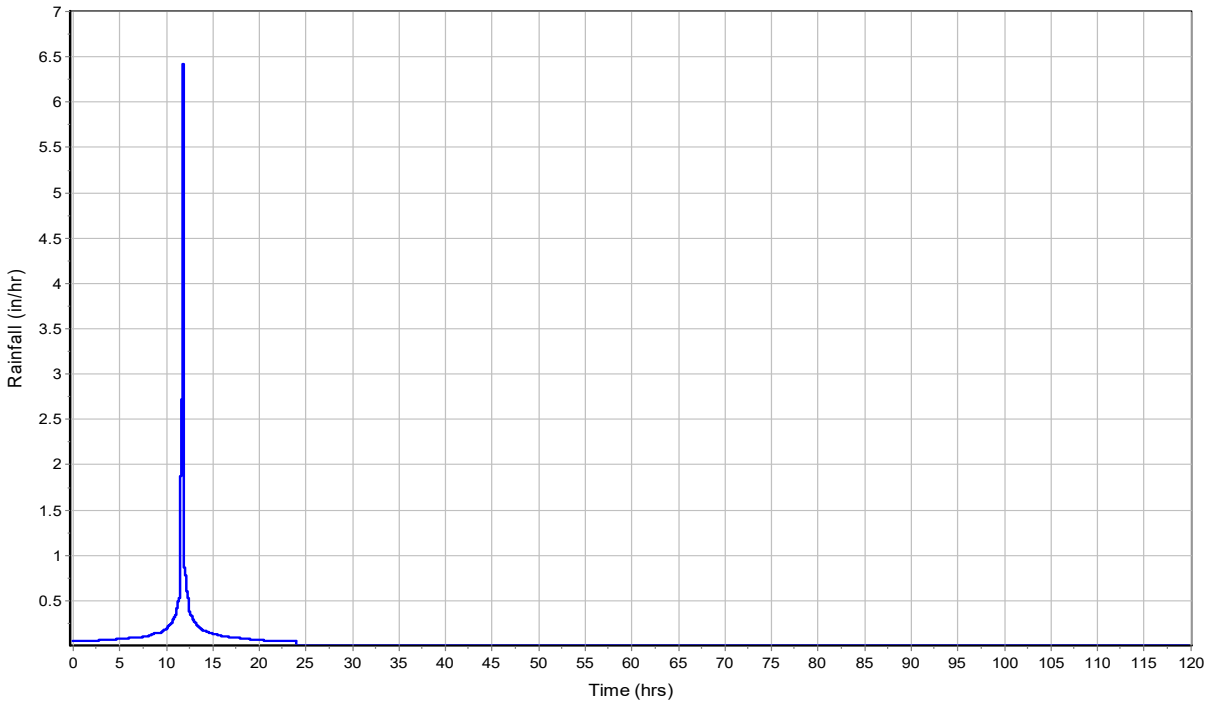
Subbasin Runoff Results

Total Rainfall (in)	4.49
Total Runon (in)	0
Total Evaporation (in)	0
Total Infiltration (in)	1.609
Total Runoff (in)	2.83
Peak Runoff (cfs)	7.38
Weighted Curve Number	76
Time of Concentration (days hh:mm:ss)	0 00:10:50

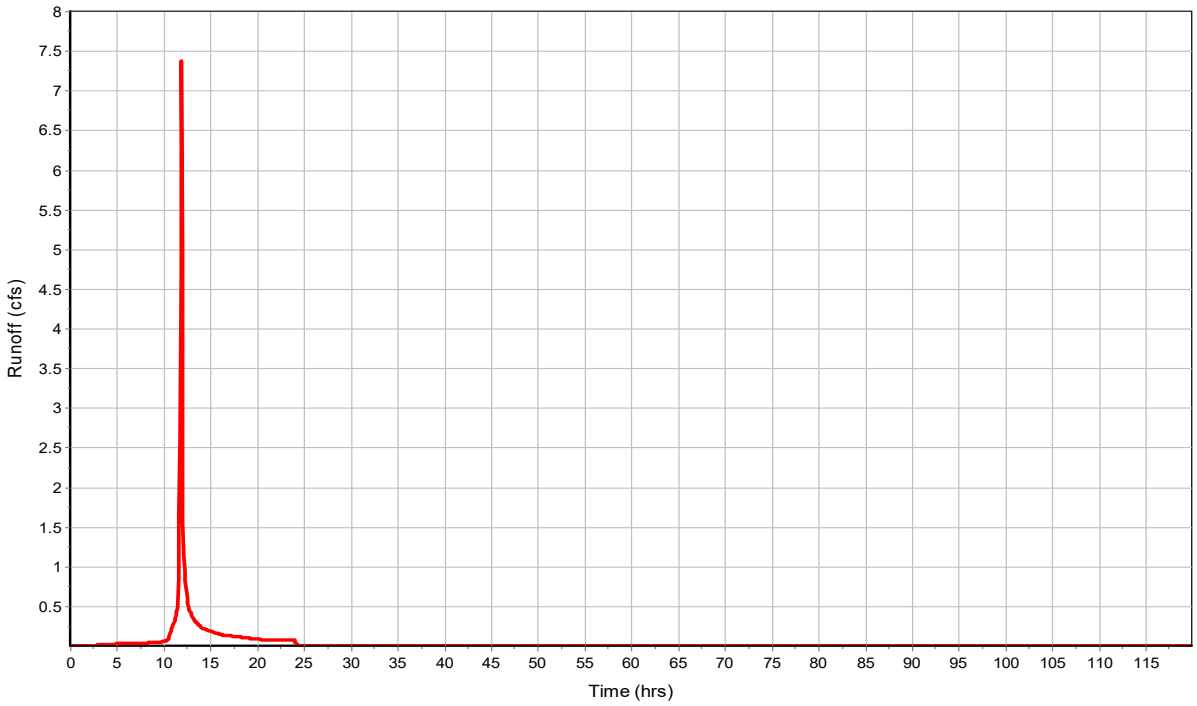
Badger Creek Substation
100 Year 24 Hour Storm

Subbasin : Yard-1

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Yard-2

Input Data

Area (ac)	1.62
Impervious Area (%)	20
Weighted Curve Number	76
Conductivity (in/hr)	0.15
Drying Time (days)	7
Average Slope (%)	1
Equivalent Width (ft)	706
Impervious Area	
Manning's Roughness	0.015
Pervious Area	
Manning's Roughness	0.024
Curb & Gutter Length (ft)	0
Rain Gage ID	Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
-	1.62	-	76
Composite Area & Weighted CN	1.62		76

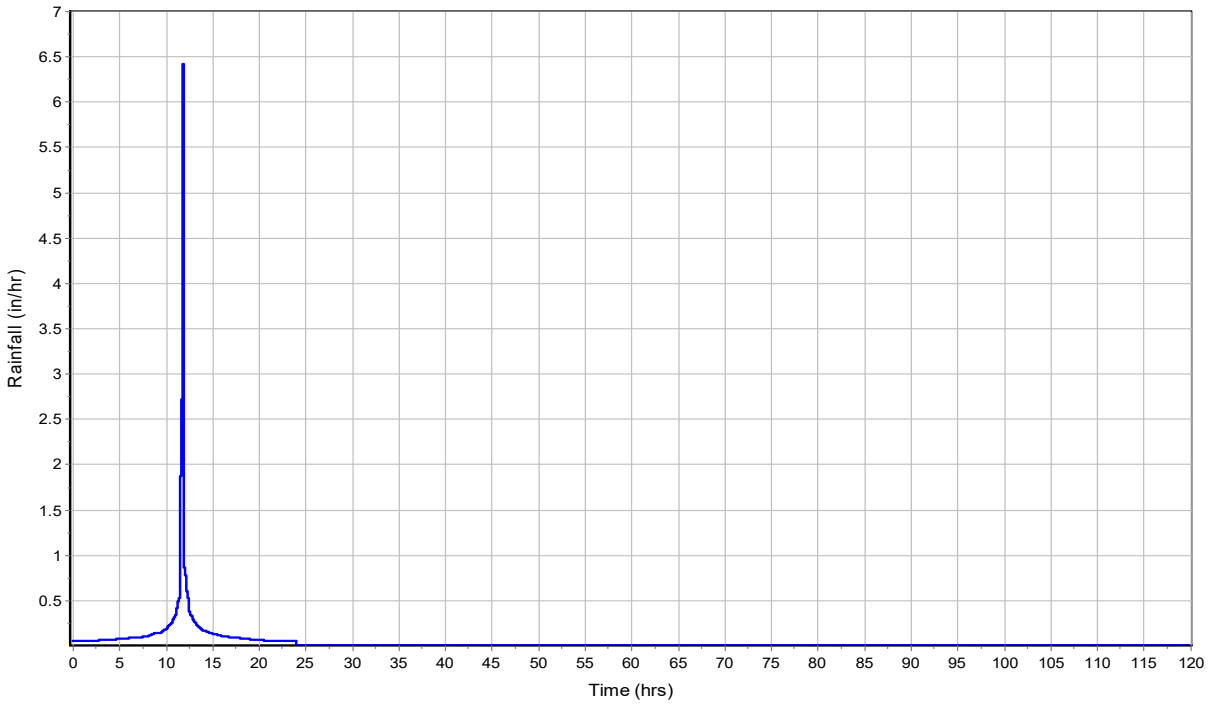
Subbasin Runoff Results

Total Rainfall (in)	4.49
Total Runon (in)	0
Total Evaporation (in)	0
Total Infiltration (in)	1.609
Total Runoff (in)	2.83
Peak Runoff (cfs)	7.57
Weighted Curve Number	76
Time of Concentration (days hh:mm:ss)	0 00:10:49

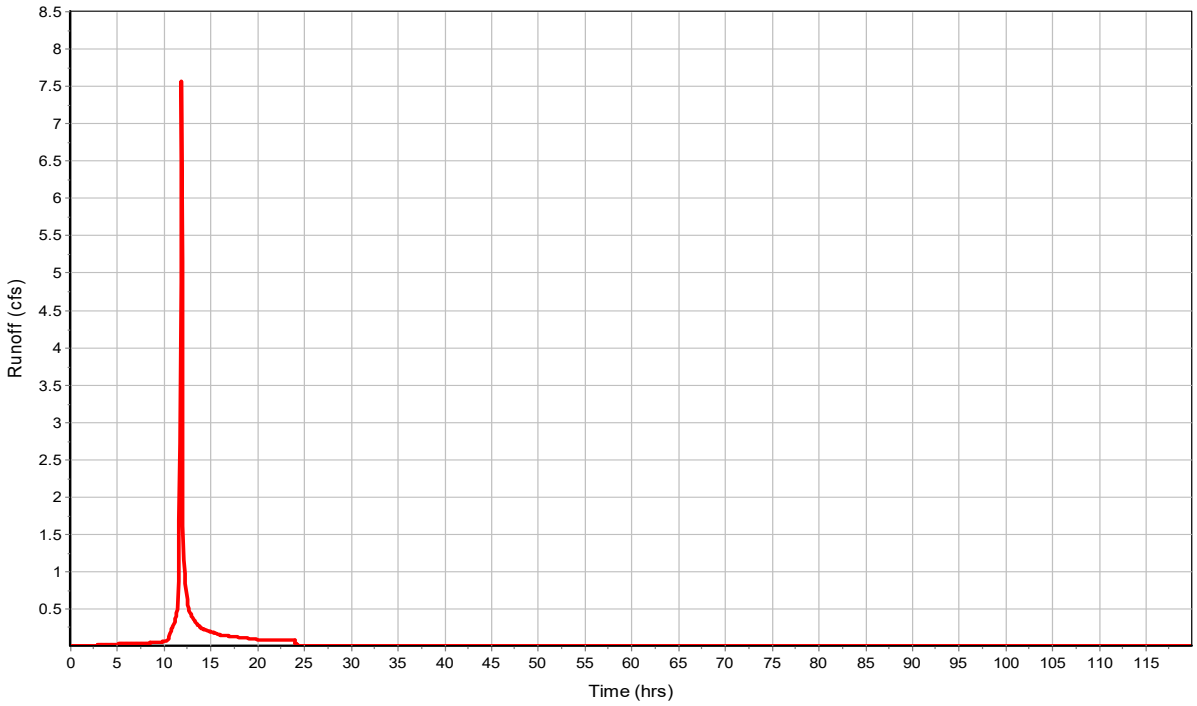
Badger Creek Substation
100 Year 24 Hour Storm

Subbasin : Yard-2

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Yard-3

Input Data

Area (ac)	1.17
Impervious Area (%)	20
Weighted Curve Number	76
Conductivity (in/hr)	0.15
Drying Time (days)	7
Average Slope (%)	1
Equivalent Width (ft)	511
Impervious Area	
Manning's Roughness	0.015
Pervious Area	
Manning's Roughness	0.036
Curb & Gutter Length (ft)	0
Rain Gage ID	Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
-	1.17	-	76
Composite Area & Weighted CN	1.17		76

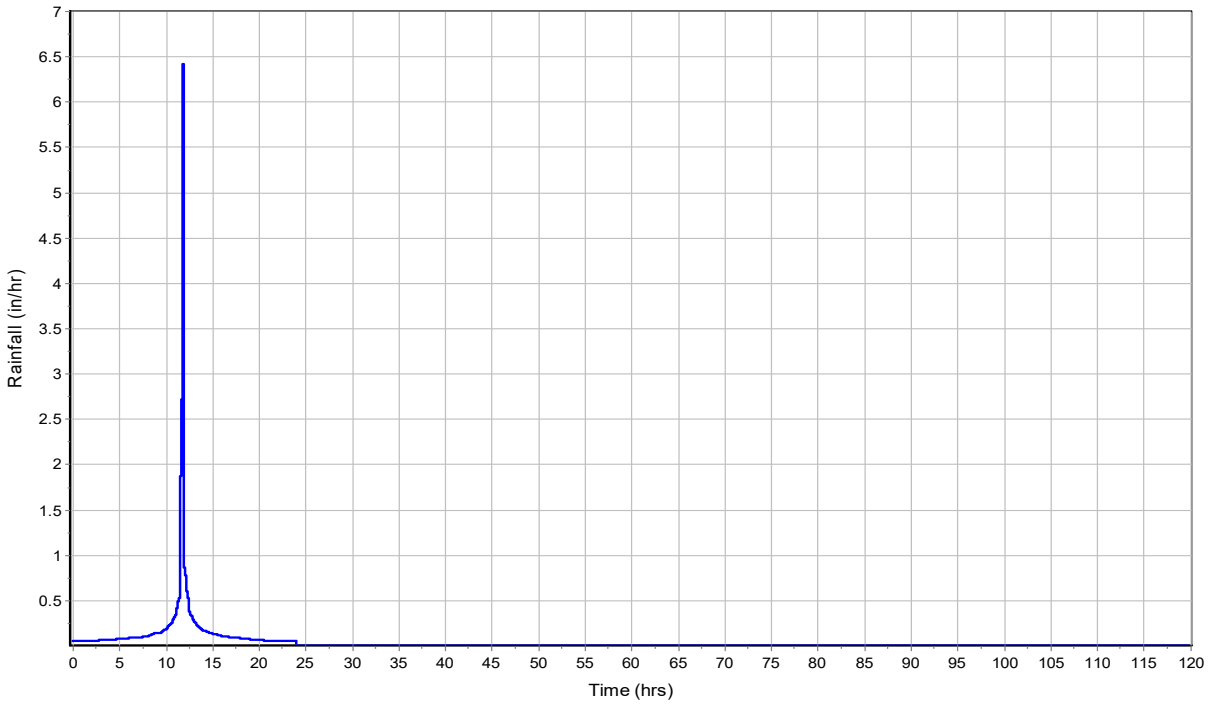
Subbasin Runoff Results

Total Rainfall (in)	4.49
Total Runon (in)	0
Total Evaporation (in)	0
Total Infiltration (in)	1.61
Total Runoff (in)	2.85
Peak Runoff (cfs)	5.34
Weighted Curve Number	76
Time of Concentration (days hh:mm:ss)	0 00:13:47

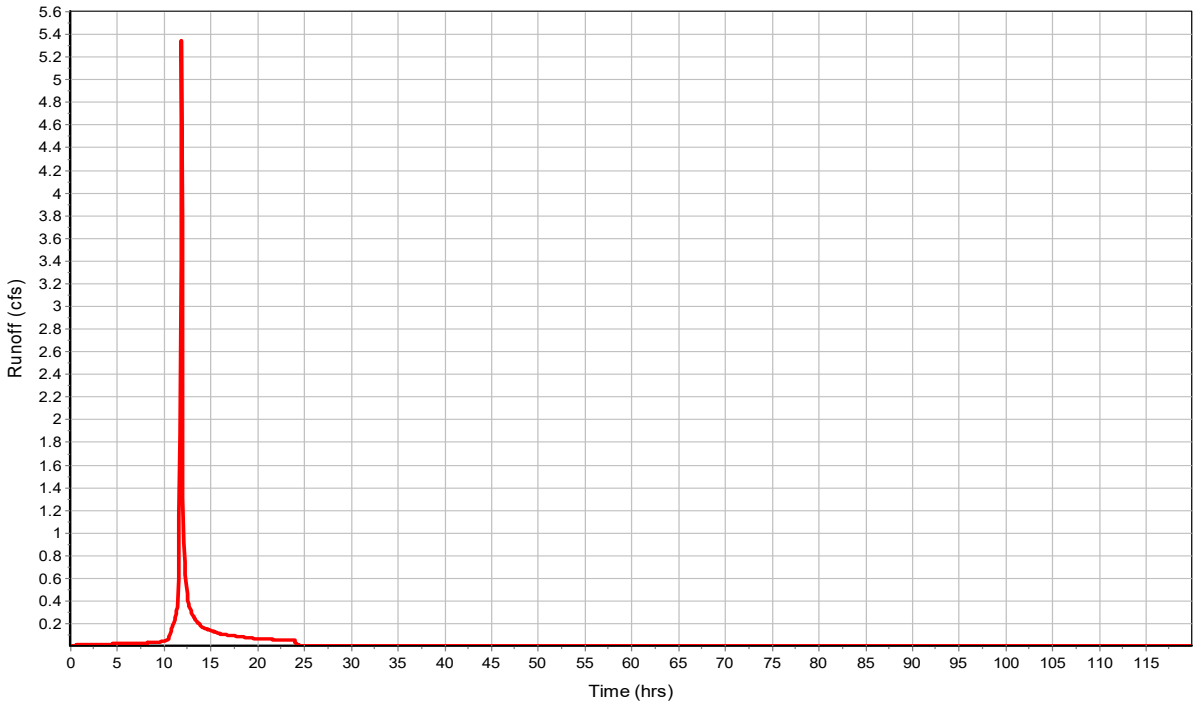
Badger Creek Substation
100 Year 24 Hour Storm

Subbasin : Yard-3

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : Yard-4

Input Data

Area (ac)	0.4
Impervious Area (%)	20
Weighted Curve Number	76
Conductivity (in/hr)	0.15
Drying Time (days)	7
Average Slope (%)	1.5
Equivalent Width (ft)	175
Impervious Area	
Manning's Roughness	0.015
Pervious Area	
Manning's Roughness	0.024
Curb & Gutter Length (ft)	0
Rain Gage ID	Rain Gage-01

Composite Curve Number

32 Soil/Surface Description	Area (acres)	Soil Group	Curve Number
-	0.4	-	76
Composite Area & Weighted CN	0.4		76

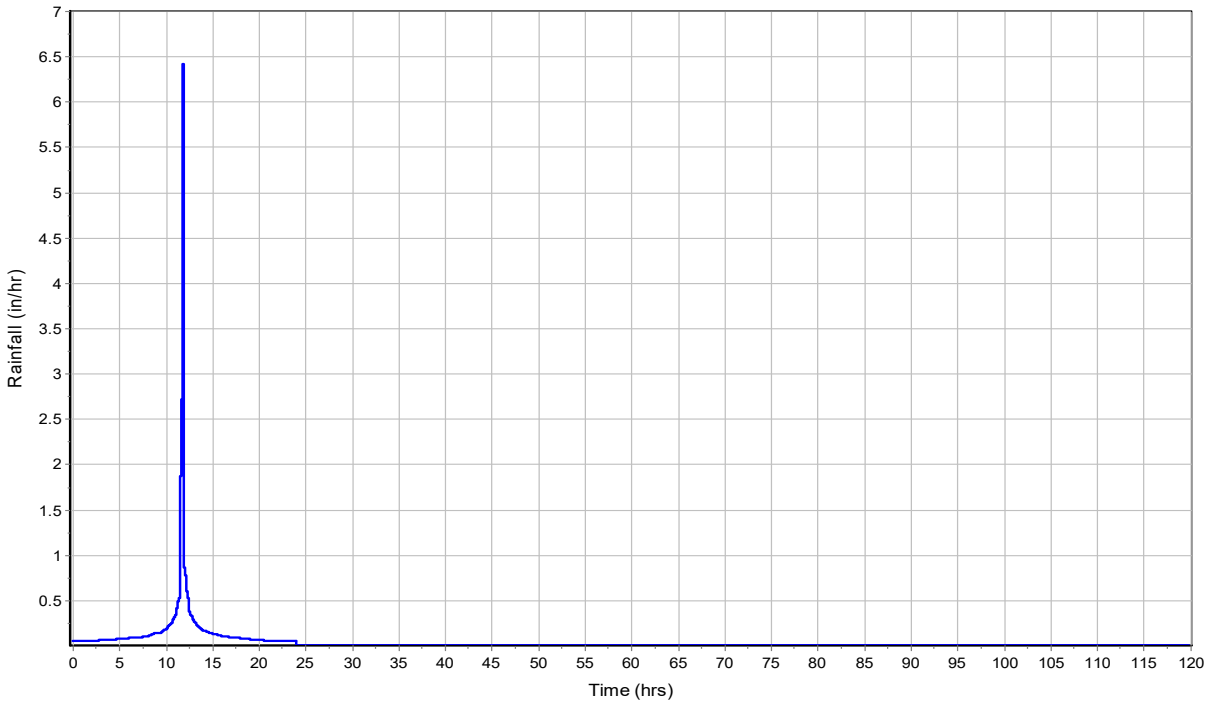
Subbasin Runoff Results

Total Rainfall (in)	4.49
Total Runon (in)	0
Total Evaporation (in)	0
Total Infiltration (in)	1.608
Total Runoff (in)	2.83
Peak Runoff (cfs)	1.88
Weighted Curve Number	76
Time of Concentration (days hh:mm:ss)	0 00:09:33

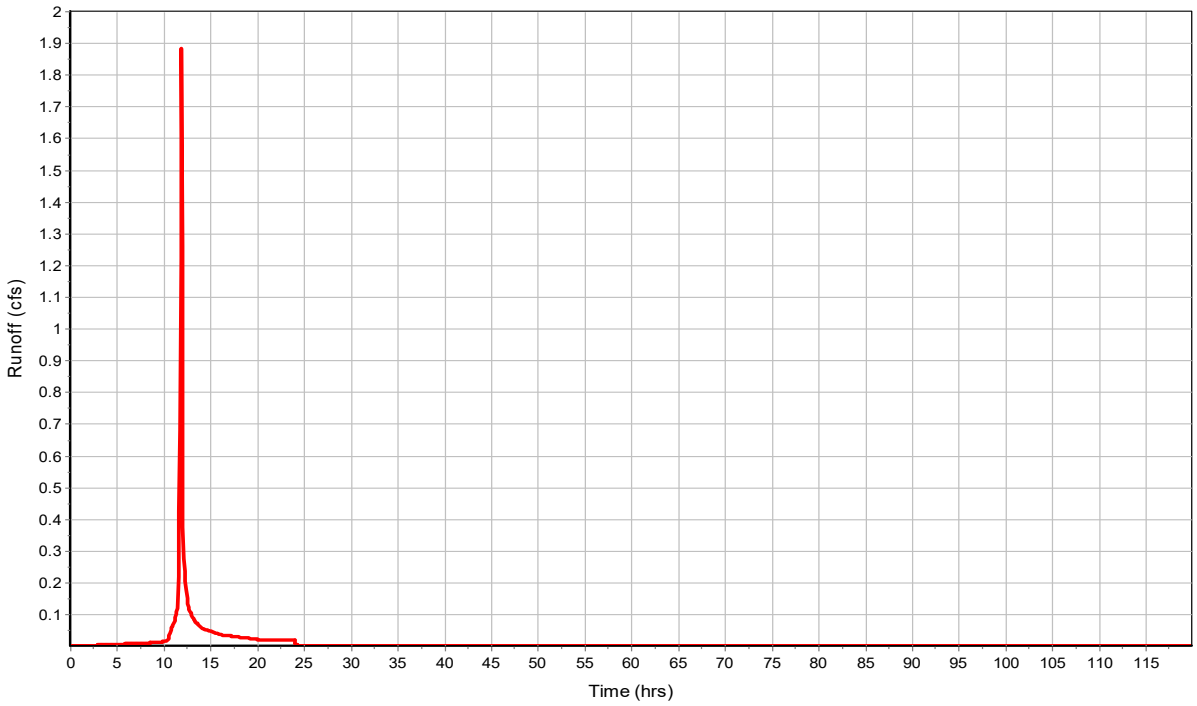
Badger Creek Substation
100 Year 24 Hour Storm

Subbasin : Yard-4

Rainfall Intensity Graph



Runoff Hydrograph



Badger Creek Substation
100 Year 24 Hour Storm

Junction Input

SN	Element ID	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Ground/Rim (Max) Offset (ft)	Initial Water Elevation (ft)	Initial Water Depth (ft)	Surcharge Elevation (ft)	Surcharge Depth (ft)	Ponded Area (ft^2)	Minimum Pipe Cover (in)
1	1-Jun	4801.82	4803.82	2.00	0.00	-4801.82	6.00	-4797.82	0.00	0.00
2	2-Jun	4801.64	4803.64	2.00	0.00	-4801.64	6.00	-4797.64	0.00	0.00
3	7-Jun	4801.68	4805.56	3.88	0.00	-4801.68	0.00	-4805.56	0.00	0.00
4	8-Jun	4802.48	4805.56	3.08	0.00	-4802.48	0.00	-4805.56	0.00	0.00
5	9-Jun	4803.10	4805.60	2.50	0.00	-4803.10	0.00	-4805.60	0.00	0.00
6	10-Jun	4805.43	4807.93	2.50	0.00	-4805.43	0.00	-4807.93	0.00	0.00
7	Outlet-Pipe	4800.00	4804.00	4.00	0.00	-4800.00	6.00	-4798.00	0.00	0.00
8	Pond-In	4801.00	4805.00	4.00	0.00	-4801.00	6.00	-4799.00	0.00	0.00
9	Pond-Out	4799.79	4801.00	1.21	0.00	-4799.79	6.00	-4795.00	0.00	0.00

Badger Creek Substation
100 Year 24 Hour Storm

Junction Results

SN	Element ID	Peak Inflow (cfs)	Peak Lateral Inflow (cfs)	Max HGL Elevation Attained (ft)	Max HGL Depth Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Average HGL Elevation Attained (ft)	Average HGL Depth Attained (ft)	Time of Max HGL Occurrence (days hh:mm)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	1-Jun	2.48	2.48	4802.54	0.72	0.00	1.28	4801.90	0.08	0 12:05	0 00:00	0.00	0.00
2	2-Jun	2.47	0.00	4802.33	0.69	0.00	1.31	4801.69	0.05	0 12:05	0 00:00	0.00	0.00
3	7-Jun	19.68	7.38	4805.56	3.88	0.00	0.00	4801.72	0.04	0 11:58	0 12:00	0.11	6.00
4	8-Jun	12.49	7.57	4803.74	1.26	0.00	1.82	4802.51	0.03	0 12:00	0 00:00	0.00	0.00
5	9-Jun	7.08	5.34	4805.60	2.50	0.00	0.00	4803.13	0.03	0 11:56	0 12:00	0.18	10.00
6	10-Jun	1.88	1.88	4805.99	0.56	0.00	1.94	4805.44	0.01	0 12:00	0 00:00	0.00	0.00
7	Outlet-Pipe	1.78	0.00	4800.69	0.69	0.00	3.31	4800.12	0.12	0 12:46	0 00:00	0.00	0.00
8	Pond-In	21.91	4.18	4803.28	2.28	0.00	1.72	4801.32	0.32	0 11:59	0 00:00	0.00	0.00
9	Pond-Out	1.78	0.00	4800.51	0.72	0.00	0.49	4799.94	0.15	0 12:46	0 00:00	0.00	0.00

Pipe Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Pipe Shape	Pipe Diameter or Height (in)	Pipe Width (in)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow (cfs)	Flap Gate	No. of Barrels
1	Link-01	52.45	4801.85	0.03	4801.64	0.00	0.21	0.4000	CIRCULAR	18.000	18.000	0.0150	0.5000	0.5000	0.0000	0.00	No	1
2	Link-02	874.53	0.00	-4801.64	0.00	-4798.00	0.00	0.0000	Dummy	0.000	0.000	0.0150	0.5000	0.5000	0.0000	0.00	No	1
3	Link-03	86.45	0.00	-4801.00	0.00	-4800.30	0.00	0.0000	Dummy	0.000	0.000	0.0150	0.5000	0.5000	0.0000	0.00	No	1
4	Link-06	257.75	0.00	-4799.79	0.00	-4798.00	0.00	0.0000	Dummy	0.000	0.000	0.0150	0.5000	0.5000	0.0000	0.00	No	1
5	Outfall-Pipe	36.50	4799.97	-0.03	4799.82	0.03	0.15	0.4100	CIRCULAR	12.000	12.000	0.0150	0.5000	0.5000	0.0000	0.00	No	1
6	SD-1	80.00	4801.68	0.00	4801.28	0.28	0.40	0.5000	CIRCULAR	24.000	24.000	0.0120	0.5000	0.5000	0.0000	0.00	No	1
7	SD-2	160.09	4802.48	0.00	4801.68	0.00	0.80	0.5000	CIRCULAR	24.000	24.000	0.0120	0.5000	0.5000	0.0000	0.00	No	1
8	SD-3	125.21	4803.10	0.00	4802.48	0.00	0.62	0.5000	CIRCULAR	15.000	15.000	0.0120	0.5000	0.5000	0.0000	0.00	No	1
9	SD-4	356.41	4805.43	0.00	4803.10	0.00	2.33	0.6500	CIRCULAR	12.000	12.000	0.0120	0.5000	0.5000	0.0000	0.00	No	1

Badger Creek Substation
100 Year 24 Hour Storm

Pipe Results

SN	Element ID	Peak Flow	Time of Peak Flow Occurrence	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Travel Time	Peak Flow Depth	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged	Froude Number	Reported Condition
		(cfs)	(days hh:mm)	(cfs)		(ft/sec)	(min)	(ft)		(min)		
1	Link-01	2.47	0 12:05	5.76	0.43	3.14	0.28	0.69	0.46	0.00		Calculated
2	Link-02	2.47	0 12:05	0.00	0.43	0.00		0.69	0.46	0.00		Calculated
3	Link-03	21.91	0 12:02	0.00	0.43	0.00		0.69	0.46	0.00		Calculated
4	Link-06	1.78	0 12:46	0.00	0.43	0.00		0.69	0.46	0.00		Calculated
5	Outfall-Pipe	1.78	0 12:46	2.17	0.82	3.08	0.20	0.69	0.69	0.00		Calculated
6	SD-1	18.22	0 12:02	17.33	1.05	6.37	0.21	2.00	1.00	3.00		SURCHARGED
7	SD-2	12.39	0 12:00	17.32	0.72	6.02	0.44	1.25	0.63	0.00		Calculated
8	SD-3	5.25	0 12:05	4.92	1.07	4.79	0.44	1.25	1.00	8.00		SURCHARGED
9	SD-4	1.83	0 12:01	3.12	0.59	4.21	1.41	0.55	0.55	0.00		Calculated

Storage Nodes

Storage Node : EDB-1

Input Data

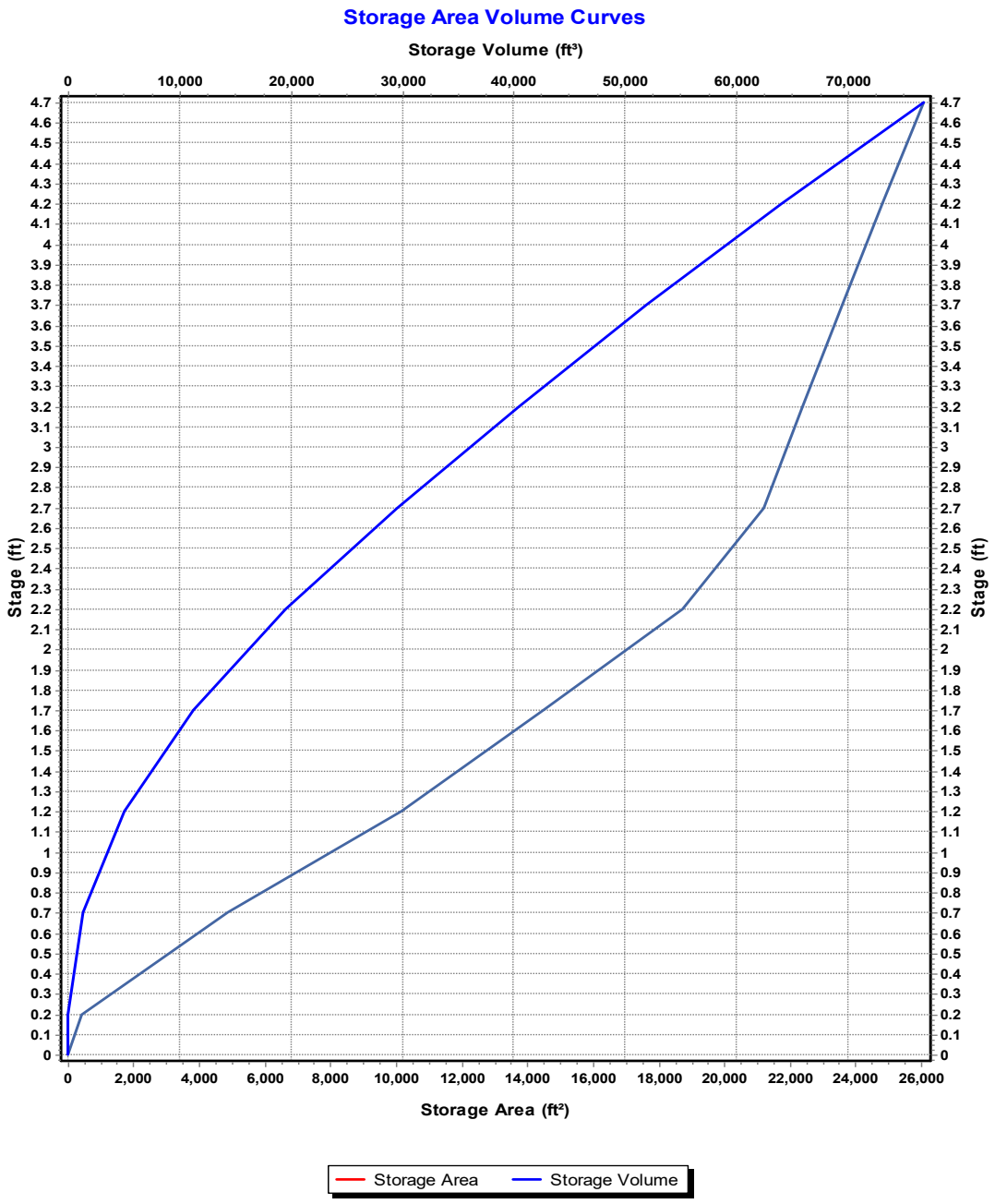
Invert Elevation (ft)	4800.30
Max (Rim) Elevation (ft)	4805.00
Max (Rim) Offset (ft)	4.70
Initial Water Elevation (ft)	0.00
Initial Water Depth (ft)	-4800.30
Ponded Area (ft^2)	0.00
Evaporation Loss	0.00

Storage Area Volume Curves

Storage Curve : EDB-1

Stage (ft)	Storage Area (ft^2)	Storage Volume (ft^3)
0	10	0
0.2	429	43.9
0.7	4861	1366.4
1.2	10158	5121.15
1.7	14506	11287.15
2.2	18733	19596.9
2.7	21200	29580.15
3.2	22394	40478.65
3.7	23594	51975.65
4.2	24822	64079.65
4.7	26078	76804.65

Badger Creek Substation
100 Year 24 Hour Storm



Storage Node : EDB-1 (continued)

Outflow Weirs

SN	Element ID	Weir Type	Flap Gate	Crest Elevation (ft)	Crest Offset (ft)	Length (ft)	Weir Total Height (ft)	Discharge Coefficient
1	Weir-01	Trapezoidal	No	4802.97	2.67	4.00	0.50	3.33

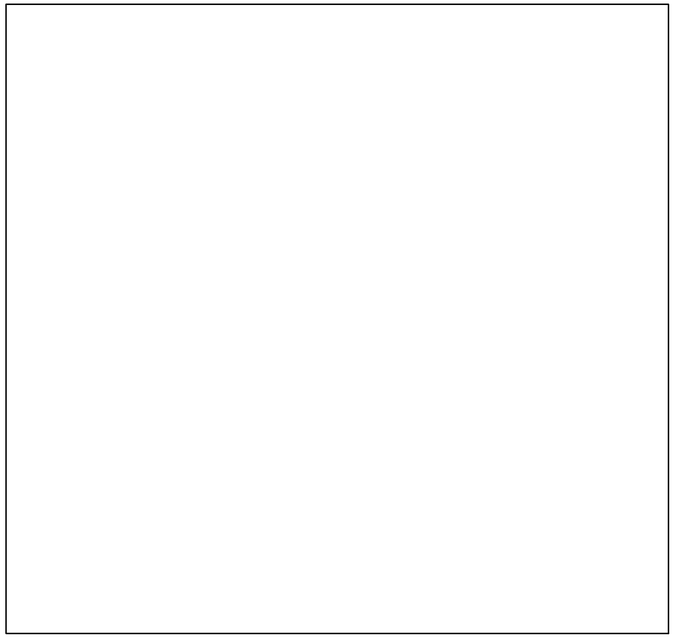
Outflow Orifices

SN	Element ID	Orifice Type	Orifice Shape	Flap Gate	Circular Orifice Diameter (in)	Rectangular Orifice Height (in)	Rectangular Orifice Width (in)	Orifice Invert Elevation (ft)	Orifice Coefficient
1	Orifice-1	Side	CIRCULAR	No	1.00			4799.97	0.61
2	Orifice-2	Side	CIRCULAR	No	1.00			4800.47	0.61
3	Orifice-3	Side	CIRCULAR	No	1.25			4800.97	0.61
4	Orifice-4	Side	CIRCULAR	No	2.00			4801.47	0.61
5	Orifice-5	Side	CIRCULAR	No	2.00			4801.97	0.61

Output Summary Results

Peak Inflow (cfs)	21.91
Peak Lateral Inflow (cfs)	0
Peak Outflow (cfs)	1.78
Peak Exfiltration Flow Rate (cfm)	0
Max HGL Elevation Attained (ft)	4803.18
Max HGL Depth Attained (ft)	2.88
Average HGL Elevation Attained (ft)	4801.24
Average HGL Depth Attained (ft)	0.94
Time of Max HGL Occurrence (days hh:mm)	0 12:46
Total Exfiltration Volume (1000-ft^3)	0
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0

APPENDIX H BADGER CREEK SWITCHING STATION CIVIL DESIGN



VICINITY MAP
N.T.S.

Site Coordinates (Lat/Long): 40.07172, -103.95228
Address: TBD CR F, FORT MORGAN, CO 80701

TRI-STATE

Generation and Transmission
Association, Inc.

Badger Creek Substation
Construction of a New Electrical Substation
including Grading, Drainage, and Surface Improvements
Morgan County, Colorado

Construction Plans prepared in cooperation with:

DEL-MONT CONSULTANTS, INC.
ENGINEERING ▼ SURVEYING
125 Colorado Ave.▼ Montrose, CO 81401 ▼ (970) 249-2251
www.del-mont.com ▼ service@del-mont.com

PRELIMINARY

No.	Date	Dwn.	Appd.	Revision	M.F.
7					
6					
5					
4					
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2					
1					

Dwg. No. | Mfgr. | Reference Drawings | Drawing Title

BADGER CREEK SUBSTATION
230 KV
COVER SHEET
TRI-STATE GENERATION & TRANSMISSION ASSOCIATION, INCORPORATED

UPDATED BY: TCLEMENT 11/11/2025 3:51 PM | Contract:

TRI-STATE
Generation and Transmission Association, Inc.
A Touchstone Energy Cooperative
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P.O. Box 33695
Denver, Colorado 80233
303-452-6111

Dwn: TMC | Date: 11/11/25
Appd: | Date:

S1185-A-01-001

PATH: \\DNAS1\Projects\Active Projects\2024\24211-TSGT Badger Creek Substation\Facility\Civil\Sheets\S1185-A-01-SHEETS.dwg

GENERAL NOTES:

1. THE OWNER (TSGT) WILL PROVIDE THE CONTRACTOR WITH DOCUMENTATION NECESSARY TO RECOVER THE SURVEY MONUMENTS TO ESTABLISH HORIZONTAL AND VERTICAL CONTROL. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF CONSTRUCTION STAKING WITH THE RESIDENT PROJECT REPRESENTATIVE.

2. THE CONTRACTOR SHALL SCHEDULE WORK SUCH THAT THE DURATION OF IMPACT TO ADJACENT PUBLIC ROADS AND RIGHTS-OF-WAY IS MINIMIZED.

3. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT HIS PERSONNEL AND SUBCONTRACTOR PERSONNEL ARE AWARE OF PROPER SAFETY PROCEDURES

4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WATER NECESSARY FOR CONSTRUCTION.

5. THE CONTRACTOR SHALL INFORM THE OWNER OF DAILY WORK ACTIVITIES AND LOCATIONS IN GENERAL. THIS DAILY PLANNING SHALL INCLUDE A DISCUSSION OF SPECIFIC SAFETY MEASURES TO BE TAKEN DURING THE DAY'S WORK.

6. THE CONTRACTOR SHALL COOPERATE WITH THE OWNER AND THE TESTING LABORATORY TO FACILITATE OWNER'S MANAGEMENT AND QUALITY CONTROL OF THE PROJECT CONSTRUCTION.

7. THE CIVIL WORKS CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HIS OWN PROJECT OFFICE, TOILET FACILITIES AND ALL OTHER NECESSARY BUILDINGS OR SHELTERS. THE OWNER WILL NOT PROVIDE ANY FACILITIES TO THE CONTRACTOR DURING CONSTRUCTION. ALL FACILITIES AND SERVICES FOR THE RESIDENT PROJECT REPRESENTATIVE(RPR) SHALL BE PROVIDED BY THE CIVIL WORKS CONTRACTOR AND SHALL BE SUBSIDIARY TO THE VARIOUS BID ITEMS ON THIS PROJECT. THE CONTRACTOR SHALL PROVIDE LOCKABLE AND SEPARATE OFFICE SPACE FOR THE RPR; FAX MACHINE WITH SUPPLIES AND DEDICATED SERVICE, COPY MACHINE AND SUPPLIES, OFFICE DESK, FILING CABINETS, DRAFTING TABLE, MEETING TABLE, CHAIRS, ENTRANCE STEPS, AIR CONDITIONING/HEATING, AND INSIDE TOILET. TOILET FACILITIES SHALL BE MAINTAINED IN WORKING CONDITION BY THE CONTRACTOR AT ALL TIMES.

8. THE CONTRACTOR'S PROJECT MANAGER SHALL ATTEND ALL SCHEDULED ROUTINE PROGRESS MEETINGS DURING THE DURATION OF THE PROJECT, AND PROVIDE UPDATED SCHEDULES AS REQUESTED. WEEKLY PROGRESS MEETINGS ARE MANDATORY.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MARKING ALL EXISTING UNDERGROUND UTILITIES AND STRUCTURES. THE CONTRACTOR WILL BE REQUIRED TO WORK WITH ALL DUE CAUTION IN THE AREAS OF THE LOCATED UNDERGROUND UTILITIES IN ORDER TO AVOID DAMAGING SAID UTILITIES. IN THE EVENT OF UTILITY DAMAGE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING IMMEDIATE REPAIRS AND NOTIFICATION OF THE PROPER AUTHORITIES AND SERVICE PROVIDERS.

10. THE CONTRACTOR SHALL SUBMIT HIS CONSTRUCTION WORK SCHEDULE TO THE OWNER PROJECTING HIS UPCOMING WORK FOR THE NEXT THREE WEEKS. THE OWNER SHALL REVIEW THIS PLAN WEEKLY WITH THE CONTRACTOR SO THAT EVERYONE IS AWARE OF UPCOMING CONSTRUCTION EVENTS.

11. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE CONSTRUCTION WORK AREA. THE CONTRACTOR SHALL PERFORM CLEAN-UP OPERATIONS ON A DAILY BASIS.

12. THE CONTRACTOR SHALL HAVE SUFFICIENT EQUIPMENT AND PERSONNEL ON SITE TO ACCOMPLISH EFFICIENT AND PROMPT CONSTRUCTION OF THE VARIOUS WORK ITEMS, INCLUDING WORK ON MORE THAN ONE WORK ITEM SIMULTANEOUSLY.

13. NO TRENCHES IN OR DIRECTLY ADJACENT TO OPERATIONAL PAVEMENT SHALL REMAIN OPEN OVERNIGHT OR WHEN THE CONTRACTOR FINISHES WORK FOR THE DAY IN THE AREA. TRENCHES NOT BACKFILLED SHALL BE COVERED WITH STEEL PLATES TO ALLOW FOR SAFE PASSAGES BY VEHICLES ACROSS THE TRENCH, IF APPROVED BY THE OWNER.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO EXISTING FACILITIES NOT DESIGNATED FOR RECONSTRUCTION OR REPLACEMENT, AT HIS EXPENSE.

15. DAMAGE TO EXISTING PAVEMENTS DUE TO MOVING OR USAGE OF HEAVY EQUIPMENT OR THE TRANSPORT OF MATERIALS TO OR ON THE SITE SHALL BE REPAIRED TO EQUAL OR BETTER QUALITY BY THE CONTRACTOR AT HIS EXPENSE.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATE REPAIR OF ANY DAMAGE TO UNDERGROUND CABLES ENCOUNTERED.

17. ALL ABOVE GROUND AND GROUND LEVEL ELECTRICAL RELATED APPURTENANCES (I.E., LIGHTS, CABLE BOXES, CABLE AND/OR DUCT MARKERS, TELEPHONE PEDESTALS, UTILITY POLES, CONDUIT, ETC.) SHALL BE PROTECTED AT ALL TIMES. ANY DAMAGE DONE TO SAID APPURTENANCES BY THE CONTRACTOR SHALL BE REPAIRED TO LIKE QUALITY AT THE CONTRACTOR'S EXPENSE. THE REPAIRS SHALL BE PERFORMED TO THE SATISFACTION OF THE OWNER'S PROJECT MANAGER, AND ANY RESPONSIBLE UTILITY PROVIDER.

18. CONSTRUCTION WORKERS WILL NOT BE ALLOWED TO ESTABLISH OVERNIGHT RESIDENCE ON THE PREMISES. ALL CONSTRUCTION WORKERS SHALL LEAVE THE CONSTRUCTION SITE AT THE END OF THEIR WORK PERIOD.

19. WORK CANNOT COMMENCE UNTIL:

    19.1. THE CONTRACTOR'S STORMWATER MANAGEMENT PERIMETER CONTROLS INCLUDING THE STABILIZED CONSTRUCTION ENTRANCE AND DISCHARGE POINT CONTROLS ARE IN PLACE.

    19.2. ALL SAFETY EQUIPMENT FOR PERSONNEL AND CONSTRUCTION EQUIPMENT IS IN PLACE AND OPERABLE.

20. A COMPLETE PROJECT SCHEDULE IS TO BE SUBMITTED WITHIN 10 DAYS OF NOTICE TO PROCEED.

21. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND RESTRICTIONS FOR SERVICING AND MAINTAINING EQUIPMENT AND DISPOSAL OF USED LUBRICANTS, ETC.

EMBANKMENT AND GRADING NOTES:

1. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGING EXISTING PAVEMENT THAT MUST REMAIN IN SERVICE. DAMAGE MUST BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

2. DESIGN CONTOURS AND SPOT ELEVATIONS SHOWN IN PLANS REPRESENT FINAL FINISHED SURFACE ELEVATIONS UNLESS OTHERWISE NOTED.

3. ESTIMATED QUANTITIES OF EXCAVATION AND EMBANKMENT IN THESE PLANS WERE CALCULATED BASED ON THE REMOVAL OF 6" OF TOPSOIL WITH AN ASSUMED SETTLEMENT OF 0%.

4. QUANTITIES OF EXCAVATION AND EMBANKMENT TO BE MEASURED AND PAID FOR WILL BE BASED ON THE PLAN QUANTITIES ON THIS SHEET. THE METHOD OF COMPUTATION FOR QUANTITIES, WAS BASED ON A PRISMOIDAL VOLUMETRIC COMPUTATION VALIDATED THROUGH AVERAGE END AREA OF CROSS SECTIONS WITH ALLOWANCE FOR MATERIAL DEFORMATION THROUGH THE PROCESS OF EXCAVATION AND PLACEMENT .

5. EXCAVATED ROCK (8" DIAMETER AND GREATER) MAY BE USED ONLY IN LOWER LEVELS OR OUTER PORTIONS OF FILLS, NOT LIKELY TO RECEIVE TRAFFIC, SUBJECT TO THE OWNER'S APPROVAL. THE MAXIMUM ALLOWABLE SIZE OF MATERIAL IN THE TOP 6" OF SUBGRADE IS 4" DIAMETER.

6. EARTHEN EMBANKMENTS AND TRENCH BACKFILL SHALL BE PLACED IN ACCORDANCE WITH TSGT SPECIFICATIONS.

7. SOIL MATERIAL, OTHER THAN TOPSOIL, FOUND UNFIT FOR USE IN THE CONSTRUCTION OF EMBANKMENTS SHALL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE.

8. EXPOSED SUBGRADE SHALL BE SCARIFIED AND RECOMPACTED TO THE DEPTH REQUIREMENTS IN THE PROJECT SPECIFICATIONS, PRIOR TO BEGINNING PLACEMENT OF EMBANKMENT LIFTS AND BASE MATERIAL. RECOMPACTION SHALL COMPLY WITH THE COMPACTION REQUIREMENTS IN THE PROJECT SPECIFICATIONS.

9. OVERALL ACCESS ROAD EXCAVATION AND EXCAVATION OF THE DETENTION POND ARE INCLUDED IN THE UNCLASSIFIED EXCAVATION QUANTITY.

10. APPROPRIATE GRADING SHALL BE DONE AROUND EACH END OF CULVERTS AND HEADWALLS TO INSURE THAT RUNOFF IS PROPERLY CHANNELED INTO AND OUT OF THE CULVERTS.

11. THE GRADES AND SLOPES FOR THE CONSTRUCTION REPRESENTED IN THESE PLANS ARE NECESSARY TO PROVIDE FOR THE PROPER DRAINAGE AND UTILITY OF THE SITE. CONTRACTOR SHALL PROVIDE FOR ACCURATE AND CONSISTENT MEASUREMENT OF ELEVATIONS TO ACHIEVE THE GRADES NOTED IN THESE PLANS.

12. RIP RAP MATERIAL AND PLACEMENT SHALL BE IN COMPLIANCE WITH TSGT SPECIFICATIONS.

13. CONTRACTOR SHALL REMOVE TOPSOIL IN AREAS DESIGNATED BY TSGT AS STOCKPILE LOCATIONS PRIOR TO STOCKPILING MATERIALS OTHER THAN TOPSOIL.

TOPSOIL NOTES:

1. ORGANIC MATERIAL IS PRESENT IN THE TOP 6" OF THE SITE. THIS MATERIAL IS NOT CONSIDERED TO BE ACCEPTABLE AS STRUCTURAL EMBANKMENT. EARTHEN MATERIAL WITH ORGANIC CONTAMINATION SHALL BE CONSIDERED TOPSOIL.

2. TOPSOIL MATERIAL REMOVED FROM THE CONSTRUCTION AREAS ON THE SITE SHALL BE STOCKPILED ON-SITE FOR RE-USE IN TOPSOIL PLACEMENT AFTER OVERALL GRADING IS COMPLETE. EXCESS TOPSOIL MATERIAL REMAINING AFTER CONSTRUCTION SHALL BE SPREAD OVER BORROW AREAS ON-SITE OR HAULED OFF.

3. TOPSOIL SHALL BE REMOVED TO A MINIMUM DEPTH OF 6" IN THE AREA OF THE SWITCH YARD, COMMUNICATIONS YARD, FENCE APRONS, POND BERM AREA, AND ACCESS DRIVEWAYS. THE CONTRACTOR SHALL VERIFY WITH THE OWNER THAT THE EXPOSED MATERIAL IS AN ACCEPTABLE SUBGRADE. AS NECESSARY AND DIRECTED BY THE OWNER, THE CONTRACTOR SHALL REMOVE ADDITIONAL MATERIAL TO ESTABLISH AN ACCEPTABLE SUBGRADE SURFACE.

DEMOBILIZATION NOTES:

1. CONDITIONS OF THE PROJECT AREA UPON COMPLETION OF THE JOB SHALL BE AS GOOD AS OR BETTER THAN THE CONDITIONS PRIOR TO STARTING WORK, IN ADDITION TO THE WORK ITEMS LISTED.

2. THE PROJECT AREA SHALL BE FREE OF ANY CONTRACTOR STOCKPILE MATERIALS UPON COMPLETION OF THE JOB UNLESS OTHERWISE DIRECTED BY THE OWNER.

3. UPON COMPLETION OF THE PROJECT, ALL OF THE HAUL ROUTES SHALL BE PROPERLY CLEANED TO PREVENT OBSTRUCTION AND/OR CAUSE INCONVENIENCE TO NORMAL REGULAR TRAFFIC. ALL TEMPORARY HAUL ROUTES SHALL BE REMOVED AND BROUGHT BACK TO ORIGINAL CONDITION OR BETTER. ALL RUTTED AREAS SHALL BE GRADED SMOOTH. SEEDING SHALL BE APPLIED AS INCIDENTAL.

4. THE JOB TRAILER, ALL OF THE CONSTRUCTION EQUIPMENT, AND ANY FACILITIES TEMPORARILY PLACED ON SITE FOR THE PROJECT SHALL BE REMOVED FROM THE SITE.

5. ANY PROPERTIES BELONGING TO THE OWNER SHALL BE RETURNED TO THE OWNER.

6. PROPER DRAINAGE (NO LOCALIZED PONDING) SHALL BE MAINTAINED, PRIOR TO, DURING AND AFTER MOBILIZATION.

7. DEMOBILIZATION SHALL BE DONE TO THE SATISFACTION OF THE OWNER.

8. DEMOBILIZATION SHALL BE DONE IN A MANNER THAT WILL NOT CAUSE ANY INCONVENIENCE TO SITE OPERATIONS OR THE CONTINUED CONSTRUCTION OF THE OTHER APPURTENANCES ON THE SITE.

9. ANY DAMAGE TO PROPERTIES DURING DEMOBILIZATION SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.

10. SAFETY REGULATIONS SHALL BE OBSERVED AT ALL TIMES DURING DEMOBILIZATION.

11. THE COST FOR DEMOBILIZATION SHALL BE CONSIDERED SUBSIDIARY TO THE PAY ITEM FOR MOBILIZATION.

PRELIMINARY

No.	Date	Revision	Dwn.	Appd.	M.F.
7					
6					
5					
4					
3					
2					
1					

Drawing Title

Mfgr. Reference Drawings

Dwg. No.

BADGER CREEK SUBSTATION
230 KV

CONSTRUCTION NOTES

TRI-STATE GENERATION & TRANSMISSION ASSOCIATION, INCORPORATED

UPDATED BY: TCLEMENT 11/11/2025 3:51 PM | Contract:

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TRI-STATE
Generation and Transmission Association, Inc.
A Touchstone Energy Cooperative
1100 W. 116th Ave.
P.O. Box 33695
Denver, Colorado 80233
303-452-6111

Dwn:	Date:
TMC	11/11/25
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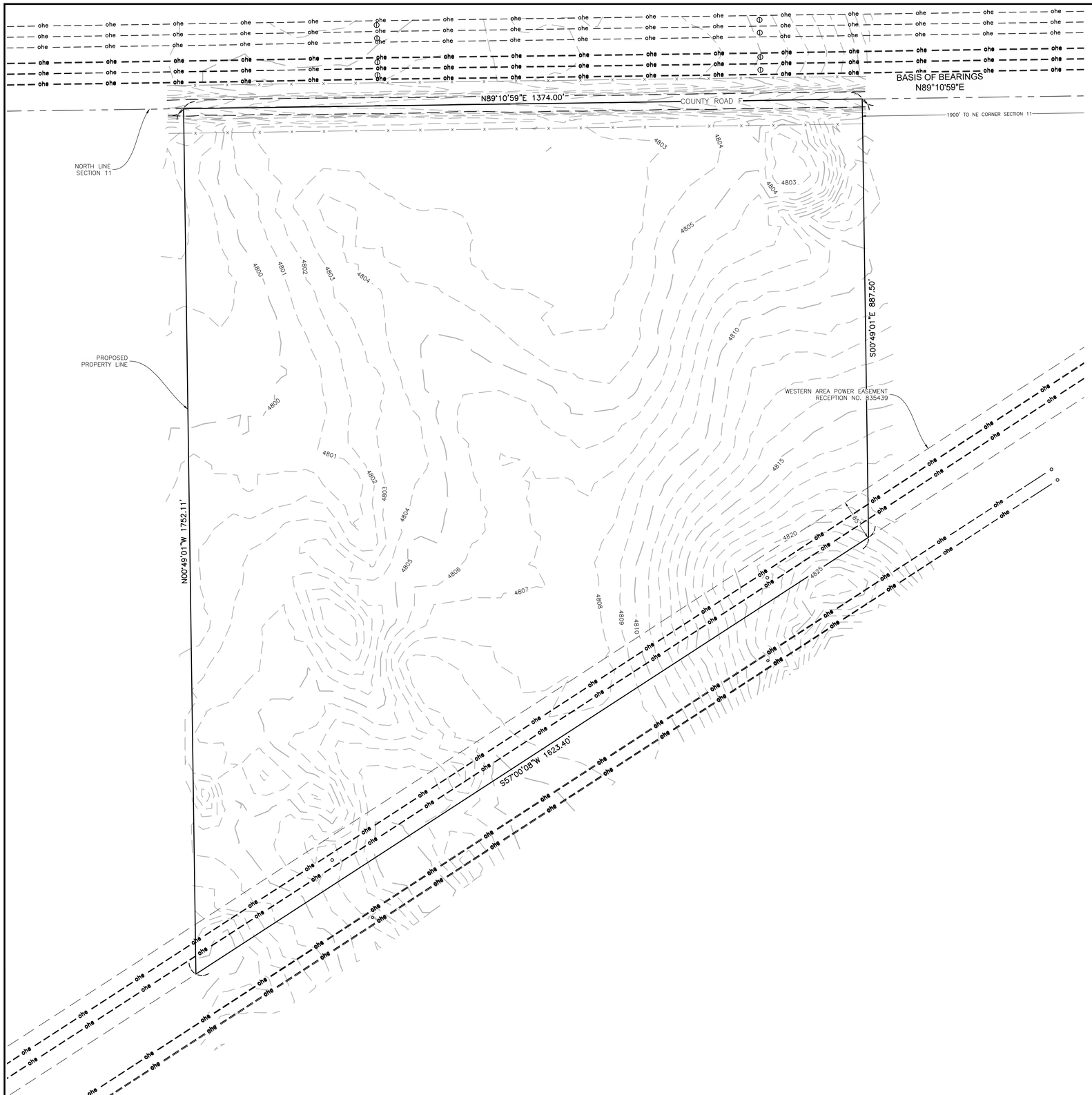
S1185-A-01-002



LEGEND

- 5800 — EXISTING INDEX CONTOUR
- 5796 — EXISTING INTERMEDIATE CONTOUR
- ohe — EXISTING OVERHEAD POWER LINE
- x — x — EXISTING FENCE

NOTE:

1. SURVEYOR SHALL SET THE CONTROL POINTS OUTSIDE THE SUBSTATION SECURITY FENCE IN-THE-FIELD, AND REPORT THE COORDINATES AND ELEVATIONS TO THE OWNER'S AUTHORIZED TECHNICAL REPRESENTATIVE (OATR).
2. COORDINATE SYSTEM: COLORADO STATE PLANE CENTRAL ZONE SCALE FACTOR = 1.0002648129

1" = 100'

Scale in feet

100' 0 100' 200'

PRELIMINARY

Drawing Title | Mfgr. | Reference Drawings | Dwg. No.

Revision | M.F.

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BADGER CREEK SUBSTATION

230 KV

EXISTING CONDITIONS

TRI-STATE GENERATION & TRANSMISSION ASSOCIATION, INCORPORATED

UPDATED BY: TCLEMENT 11/11/2025 3:51 PM | Contract:

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Generation and Transmission Association, Inc.
A Tristate Energy Cooperative
1100 W. 116th Ave.
P.O. Box 33695
Denver, Colorado 80233
303-452-6111

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TMC	11/11/25
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S1185-A-01-003

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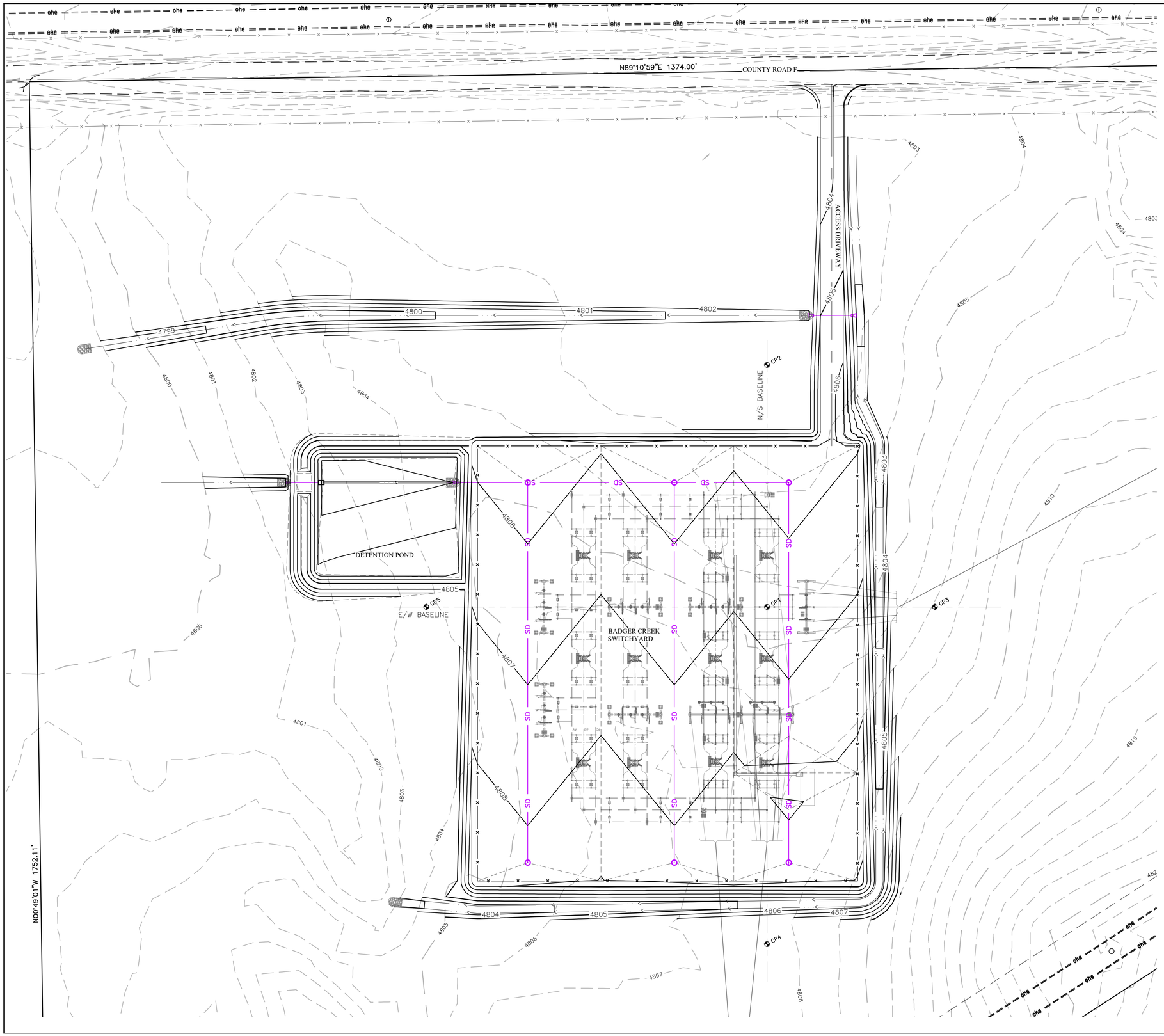

LEGEND

- EXISTING INDEX CONTOUR (5800)
- EXISTING INTERMEDIATE CONTOUR (5796)
- EXISTING OVERHEAD POWER LINE (ohe)
- EXISTING FENCE
- BASELINE
- PROPOSED INDEX CONTOUR (5800)
- PROPOSED INTERMEDIATE CONTOUR (5796)
- PROPOSED SUBDRAIN (SD)
- PROPOSED GRADE BRAKE LINE
- PROPOSED SUBSTATION FENCE
- PROPOSED DRAINAGE FLOWLINE
- PROPOSED RIPRAP
- PROPOSED SUBDRAIN CLEANOUT

NOTE:

1. THE HORIZONTAL LOCATION FOR THE CONTROL POINT AT THE INTERSECTION OF THE TWO BASELINES IS FIXED. LOCATIONS FOR OTHER CONTROL POINTS MAY BE ADJUSTED ALONG THE BASELINE AS NECESSARY TO PROVIDE FOR CLEAR LINES OF SIGHT AROUND EXISTING VEGETATION TO REMAIN.
2. SURVEYOR SHALL SET THE CONTROL POINTS OUTSIDE THE SUBSTATION SECURITY FENCE IN-THE-FIELD, AND REPORT THE COORDINATES AND ELEVATIONS TO THE OWNER'S AUTHORIZED TECHNICAL REPRESENTATIVE (OATR).
3. COORDINATE SYSTEM: COLORADO STATE PLANE CENTRAL ZONE SCALE FACTOR = 1.0002648129

Control Point Table

Point #	Northing	Easting	Description
5001	1273133.32	3434114.49	CP1
5002	1273397.47	3434114.49	CP2
5003	1273133.32	3434297.77	CP3
5004	1272765.00	3434114.49	CP4
5005	1273133.32	3433742.43	CP5

1" = 50'

Scale in feet

50' 0 50' 100'

No.	Date	Dwn.	Appd.	Revision
7				
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1				

Dwg. No. | Mfgr. | Drawing Title | Reference Drawings | M.F.

BADGER CREEK SUBSTATION
230 KV

OVERALL SITE

TRI-STATE GENERATION & TRANSMISSION ASSOCIATION, INCORPORATED

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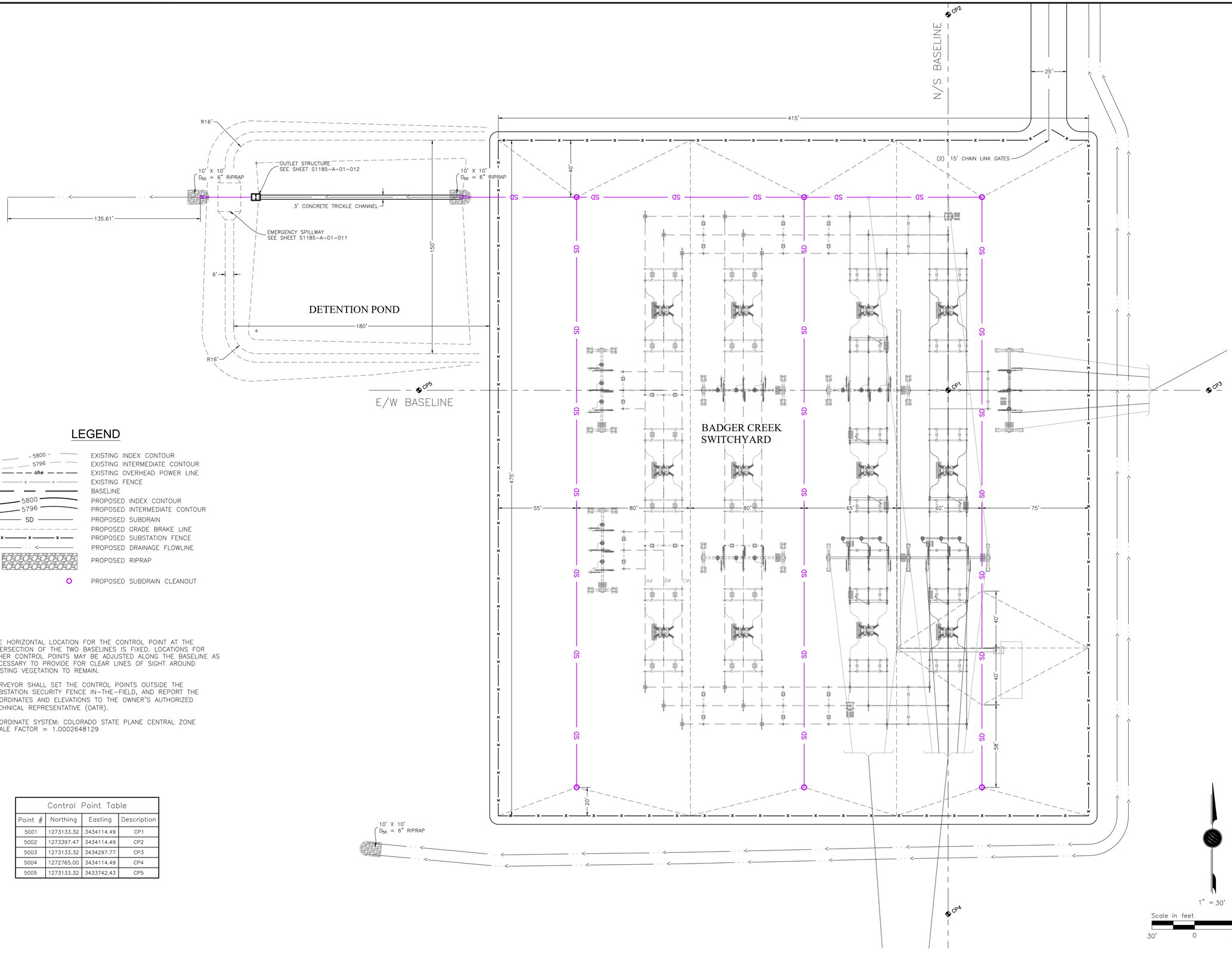
P.O. Box 33695
Denver, Colorado 80233
303-452-6111

Dwn: TMC | Date: 11/11/25
Appd: | Date:

S1185-A-01-004



LEGEND

- EXISTING INDEX CONTOUR (5800)
- EXISTING INTERMEDIATE CONTOUR (5796)
- EXISTING OVERHEAD POWER LINE (ohe)
- EXISTING FENCE
- BASELINE
- PROPOSED INDEX CONTOUR (5800)
- PROPOSED INTERMEDIATE CONTOUR (5796)
- PROPOSED SUBDRAIN (SD)
- PROPOSED GRADE BRAKE LINE
- PROPOSED SUBSTATION FENCE
- PROPOSED DRAINAGE FLOWLINE
- PROPOSED RIPRAP
- PROPOSED SUBDRAIN CLEANOUT

NOTE:

1. THE HORIZONTAL LOCATION FOR THE CONTROL POINT AT THE INTERSECTION OF THE TWO BASELINES IS FIXED. LOCATIONS FOR OTHER CONTROL POINTS MAY BE ADJUSTED ALONG THE BASELINE AS NECESSARY TO PROVIDE FOR CLEAR LINES OF SIGHT AROUND EXISTING VEGETATION TO REMAIN.
2. SURVEYOR SHALL SET THE CONTROL POINTS OUTSIDE THE SUBSTATION SECURITY FENCE IN-THE-FIELD, AND REPORT THE COORDINATES AND ELEVATIONS TO THE OWNER'S AUTHORIZED TECHNICAL REPRESENTATIVE (OATR).
3. COORDINATE SYSTEM: COLORADO STATE PLANE CENTRAL ZONE SCALE FACTOR = 1.0002648129

Control Point Table			
Point #	Northing	Easting	Description
5001	1273133.32	3434114.49	CP1
5002	1273397.47	3434114.49	CP2
5003	1273133.32	3434297.77	CP3
5004	1272765.00	3434114.49	CP4
5005	1273133.32	3433742.43	CP5

1" = 30'

Scale in feet: 30' 0 30' 60'

No.	Date	Dwn.	Appd.	Revision
7				
6				
5				
4				
3				
2				
1				

Dwg. No. | Mfgr. | Reference Drawings | Drawing Title | M.F.

BADGER CREEK SUBSTATION

230 KV

SITE LAYOUT

TRI-STATE GENERATION & TRANSMISSION ASSOCIATION, INCORPORATED

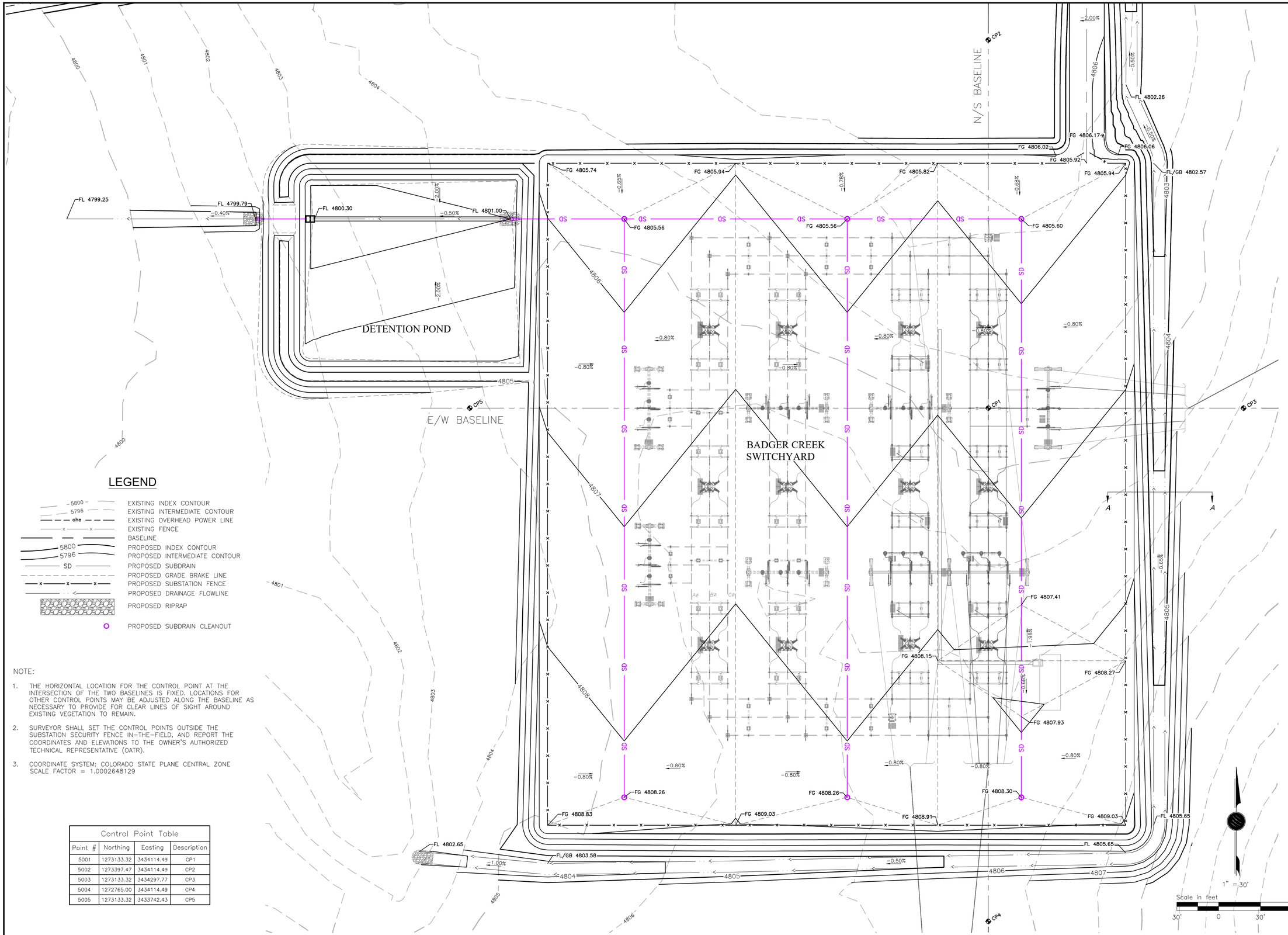
UPDATED BY: TCLEMENT 11/11/2025 3:51 PM Contract:

PATH: \\DMS14\Projects\Active Projects\2024\24211-TSGT Badger Creek Substation\Facility\Civil\Sheets\S1185-A-01-SHEETS.dwg

TRI-STATE
Generation and Transmission Association, Inc.
A Touchstone Energy® Cooperative
1100 W. 116th Ave.
P.O. Box 33695
Denver, Colorado 80233
303-452-6111

Dwn:	Date:
TMC	11/11/25
Appd:	Date:

S1185-A-01-005



LEGEND

- EXISTING INDEX CONTOUR (5800)
- EXISTING INTERMEDIATE CONTOUR (5796)
- EXISTING OVERHEAD POWER LINE (ohe)
- EXISTING FENCE
- BASELINE
- PROPOSED INDEX CONTOUR (5800)
- PROPOSED INTERMEDIATE CONTOUR (5796)
- PROPOSED SUBDRAIN (SD)
- PROPOSED GRADE BRAKE LINE
- PROPOSED SUBSTATION FENCE
- PROPOSED DRAINAGE FLOWLINE
- PROPOSED RIPRAP
- PROPOSED SUBDRAIN CLEANOUT

NOTE:

1. THE HORIZONTAL LOCATION FOR THE CONTROL POINT AT THE INTERSECTION OF THE TWO BASELINES IS FIXED. LOCATIONS FOR OTHER CONTROL POINTS MAY BE ADJUSTED ALONG THE BASELINE AS NECESSARY TO PROVIDE FOR CLEAR LINES OF SIGHT AROUND EXISTING VEGETATION TO REMAIN.
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3. COORDINATE SYSTEM: COLORADO STATE PLANE CENTRAL ZONE SCALE FACTOR = 1.0002648129

Control Point Table

Point #	Northing	Easting	Description
5001	1273133.32	3434114.49	CP1
5002	1273397.47	3434114.49	CP2
5003	1273133.32	3434297.77	CP3
5004	1272765.00	3434114.49	CP4
5005	1273133.32	3433742.43	CP5

No.	Date	Revision	Dwn.	Appd.	M.F.
7					
6					
5					
4					
3					
2					
1					

Drawing Title | Mfgr. | Reference Drawings | Dwg. No.

BADGER CREEK SUBSTATION
230 KV

GRADING PLAN

TRI-STATE GENERATION & TRANSMISSION ASSOCIATION, INCORPORATED

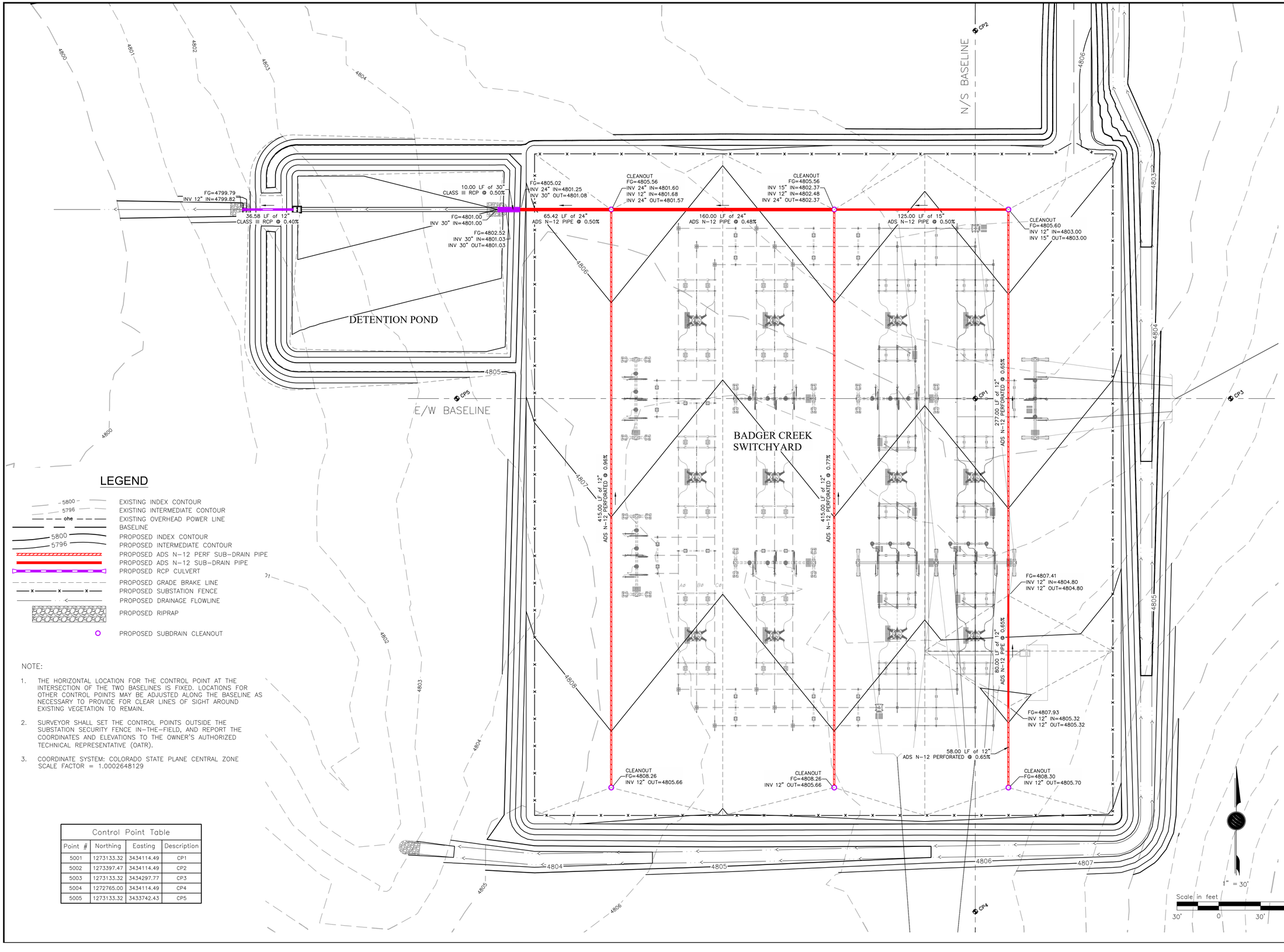
UPDATED BY: TCLEMENT | 11/11/2025 3:51 PM | Contract:

PATH: \\DMS14\Projects\Active Projects\2024\24211-TSGT Badger Creek Substation\Facility\Civil\Sheets\S1185-A-01-SHEETS.dwg

TRI-STATE
Generation and Transmission Association, Inc.
A Touchstone Energy Cooperative
1100 W. 116th Ave.
P.O. Box 33695
Denver, Colorado 80233
303-452-6111

Dwn:	Date:
TMC	11/11/25
Appd:	Date:

S1185-A-01-006



LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING OVERHEAD POWER LINE
- BASELINE
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED ADS N-12 PERF SUB-DRAIN PIPE
- PROPOSED ADS N-12 SUB-DRAIN PIPE
- PROPOSED RCP CULVERT
- PROPOSED GRADE BRAKE LINE
- PROPOSED SUBSTATION FENCE
- PROPOSED DRAINAGE FLOWLINE
- PROPOSED RIPRAP
- PROPOSED SUBDRAIN CLEANOUT

NOTE:

1. THE HORIZONTAL LOCATION FOR THE CONTROL POINT AT THE INTERSECTION OF THE TWO BASELINES IS FIXED. LOCATIONS FOR OTHER CONTROL POINTS MAY BE ADJUSTED ALONG THE BASELINE AS NECESSARY TO PROVIDE FOR CLEAR LINES OF SIGHT AROUND EXISTING VEGETATION TO REMAIN.
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3. COORDINATE SYSTEM: COLORADO STATE PLANE CENTRAL ZONE SCALE FACTOR = 1.0002648129

Control Point Table

Point #	Northing	Easting	Description
5001	1273133.32	3434114.49	CP1
5002	1273397.47	3434114.49	CP2
5003	1273133.32	3434297.77	CP3
5004	1272765.00	3434114.49	CP4
5005	1273133.32	3433742.43	CP5

No.	Date	Revision	Dwn.	Appd.	M.F.
7					
6					
5					
4					
3					
2					
1					

Drawing Title: Reference Drawings
Mfgr.:
Dwg. No.:

BADGER CREEK SUBSTATION
230 KV

SUBDRAIN LAYOUT

TRI-STATE GENERATION & TRANSMISSION ASSOCIATION, INCORPORATED

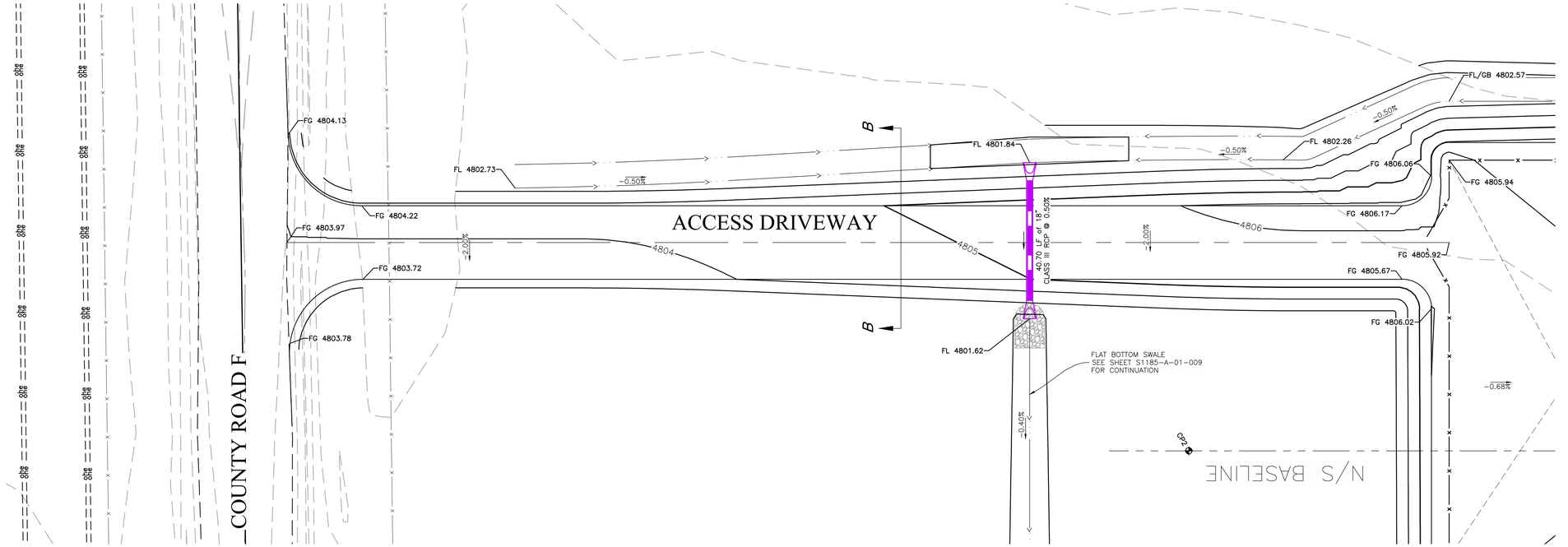
UPDATED BY: TCLEMENT 11/11/2025 3:51 PM | Contract: —

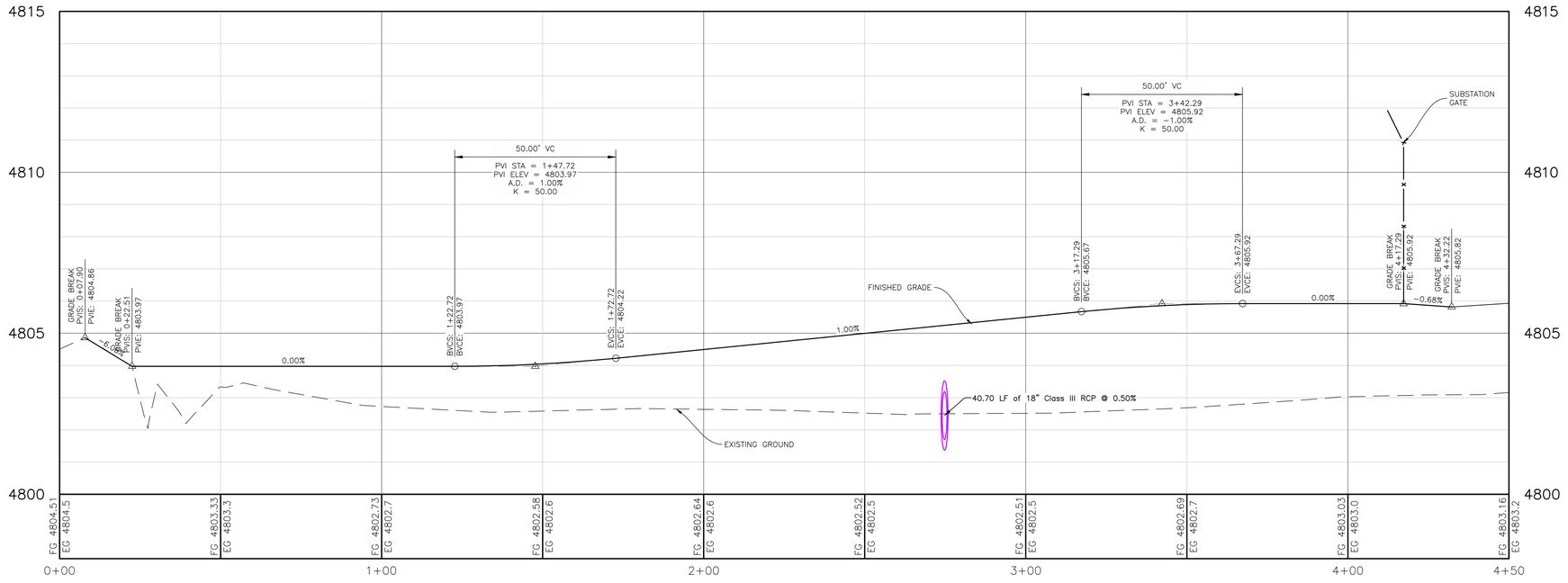
PATH: \\DMS1A\Projects\Active Projects\2024\24211-TSGT Badger Creek Substation\Facility\Civil\Sheets\S1185-A-01-SHEETS.dwg

TRI-STATE
Generation and Transmission Association, Inc.
A Touchstone Energy Cooperative
1100 W. 116th Ave.
P.O. Box 33695
Denver, Colorado 80233
303-452-6111

Dwn:	Date:
TMC	11/11/25
Appd:	Date:

S1185-A-01-007





No.	Date	Revision	Dwn.	Apprd.	M.F.
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2					
3					
4					
5					
6					
7					

Drawing Title
Mfgr. Reference Drawings
Dwg. No.

BADGER CREEK SUBSTATION
230 KV

ACCESS ROAD PLAN & PROFILE

TRI-STATE GENERATION & TRANSMISSION ASSOCIATION, INCORPORATED

UPDATED BY: TCLEMENT 11/11/2025 3:51 PM Contract:

PATH: \\DMS14\Projects\Active Projects\2024\24211-TSGT Badger Creek Substation\Facility\Civil\Sheets\S1185-A-01-SHEETS.dwg

TRI-STATE
Generation and Transmission Association, Inc.
A Touchstone Energy® Cooperative
1100 W. 116th Ave.
P.O. Box 33695
Denver, Colorado 80233
303-452-6111

Dwn:	Date:
TMC	11/11/25
Apprd:	Date:

S1185-A-01-008

N89°10'59"E 1374.00'

COUNTY ROAD F

ACCESS DRIVEWAY

N/S BASELINE

FG 4803.78
FG 4803.97
FG 4804.13
FG 4804.22
FG 4802.73
FG 4802.26
FG 4806.17
FG 4806.02
FG 4806.06
FG 4805.92
FG 4805.94
FG 4805.74
FG 4805.94
FG 4805.82
FG 4805.56
FG 4805.56
FG 4805.60
FL/GB 4802.57
FL 4801.84
FL 4801.62
FL 4799.54
FL 4799.23
FL 4798.45
FL 4799.25
FL 4799.79
FL 4800.30
FL 4801.00
CP2

4799 4800 4801 4802 4803 4804 4805 4806

-0.40% -0.40% -0.40% -2.00% -0.50% -0.50% -0.65% -0.78% -0.68% -2.00% -0.50% -0.50% -2.00%

SD

LEGEND

5800	EXISTING INDEX CONTOUR
5796	EXISTING INTERMEDIATE CONTOUR
ohe	EXISTING OVERHEAD POWER LINE
x x	EXISTING FENCE
	BASELINE
5800	PROPOSED INDEX CONTOUR
5796	PROPOSED INTERMEDIATE CONTOUR
SD	PROPOSED SUBDRAIN
	PROPOSED GRADE BRAKE LINE
x x x	PROPOSED SUBSTATION FENCE
	PROPOSED DRAINAGE FLOWLINE
	PROPOSED RIPRAP
	PROPOSED SUBDRAIN CLEANOUT

1" = 20'

Scale in feet

20' 0 20' 40'

Drawing Title	Reference Drawings
Mfgr.	
Dwg. No.	

No.	Date	Revision	Dwn.	Appd.	M.F.
1					
2					
3					
4					
5					
6					
7					

BADGER CREEK SUBSTATION
230 KV

NORTH SWALE GRADING

TRI-STATE GENERATION & TRANSMISSION ASSOCIATION, INCORPORATED

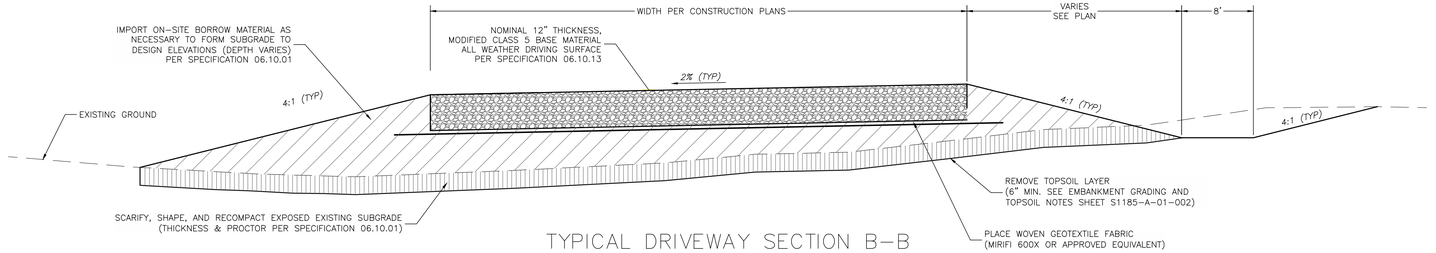
UPDATED BY: TCLEMENT 11/11/2025 3:51 PM Contract:

TRI-STATE
Generation and Transmission Association, Inc.
A Touchstone Energy® Cooperative
1100 W. 116th Ave.
P.O. Box 33695
Denver, Colorado 80233
303-452-6111

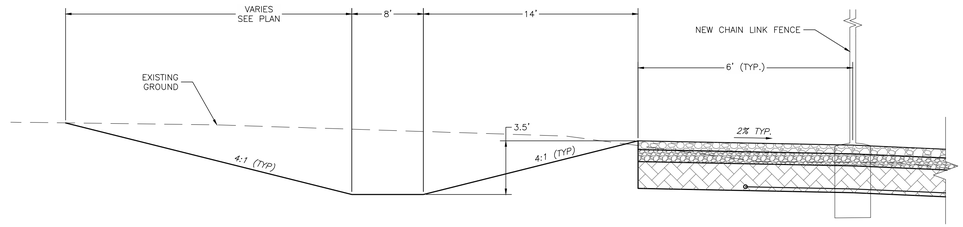
Dwn:	Date:
TMC	11/11/25
Appd:	Date:

S1185-A-01-009

PATH: \\DMS14\Projects\Active Projects\2024\24211-TSGT Badger Creek Substation\Facility\Civil\Sheets\S1185-A-01-SHEETS.dwg

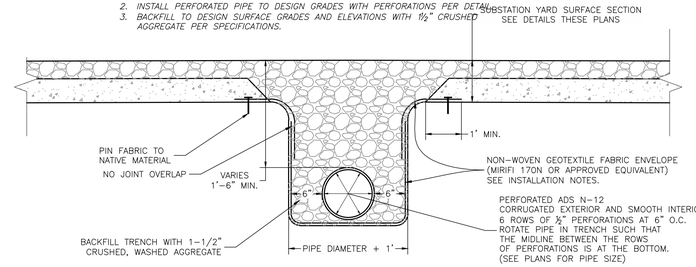


TYPICAL DRIVEWAY SECTION B-B
N.T.S.



TYPICAL SWALE SECTION A-A
N.T.S.

PIPE, AGGREGATE, & FABRIC INSTALLATION NOTES:
1. *LAY FABRIC IN TRENCH PRIOR TO PLACEMENT OF AGGREGATE.*
2. *INSTALL PERFORATED PIPE TO DESIGN GRADES WITH PERFORATIONS PER DETAIL.*
3. *BACKFILL TO DESIGN SURFACE GRADES AND ELEVATIONS WITH 1½" CRUSHED AGGREGATE PER SPECIFICATIONS.*



TYPICAL PERFORATED SUBDRAIN DETAIL
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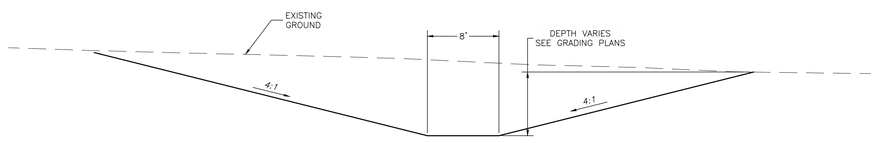

TYPICAL SWALE SECTION C-C
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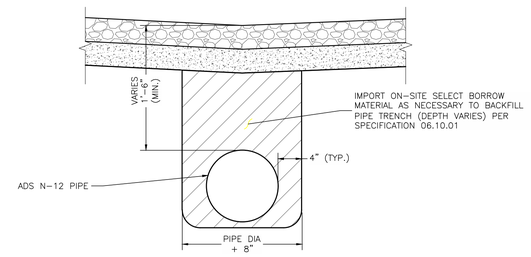
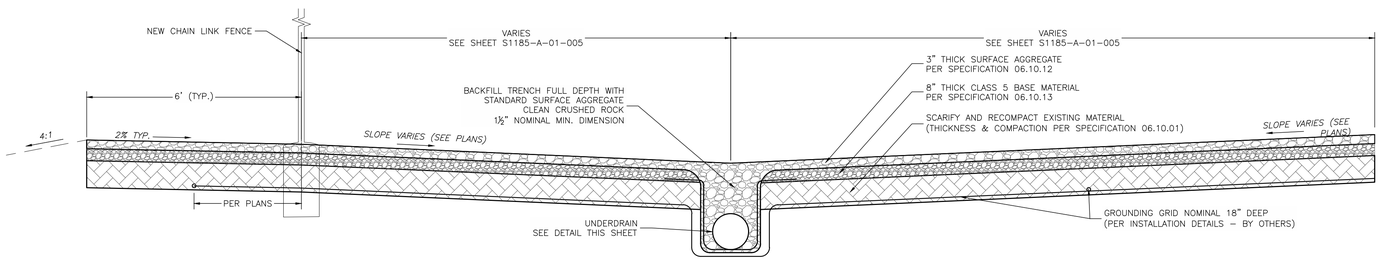


TYPICAL SOLID SUBDRAIN DRAIN DETAIL
N.T.S.



TYPICAL INTERIOR UNDERDRAIN & YARD SECTION
N.T.S.

No.	Date	Revision	Dwn.	Appd.	M.F.
1					
2					
3					
4					
5					
6					
7					

Drawing Title
Mfgr. Reference Drawings
Dwg. No.

BADGER CREEK SUBSTATION
230 KV
CIVIL DETAILS
TRI-STATE GENERATION & TRANSMISSION ASSOCIATION, INCORPORATED

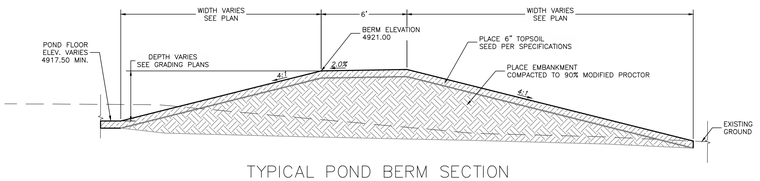
UPDATED BY: TCLEMENT 11/11/2025 3:51 PM Contract:

TRI-STATE
Generation and Transmission Association, Inc.
A Touchstone Energy® Cooperative
1100 W. 116th Ave.
P.O. Box 33695
Denver, Colorado 80233
303-452-6111

Dwn: TMC Date: 11/11/25
Appd: Date:

S1185-A-01-010

PATH: \\DMS14\Projects\Active Projects\2024\24211-TSGT Badger Creek Substation\Facility\Civil\Sheets\S1185-A-01-SHEETS.dwg



TYPICAL POND BERM SECTION
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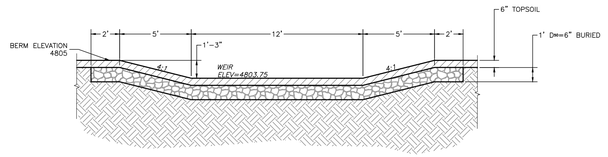

DETENTION BERM EMERGENCY WEIR DETAIL
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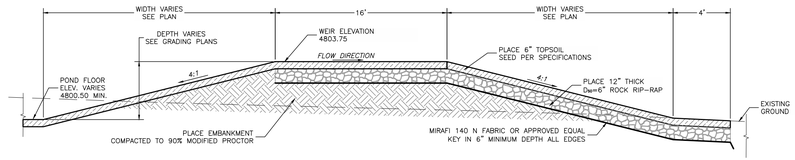
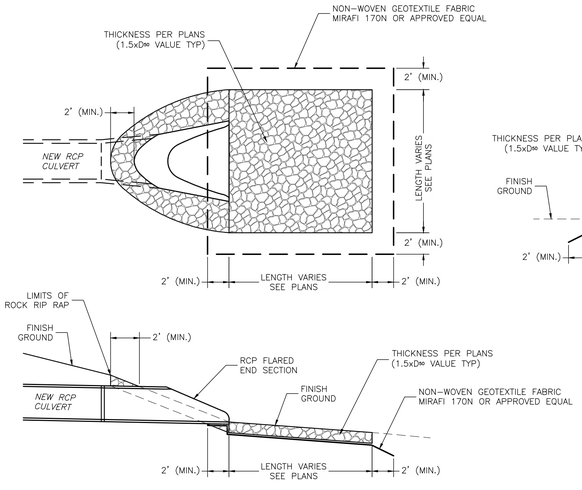
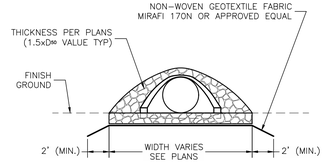
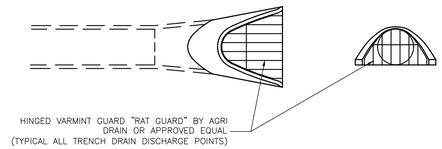


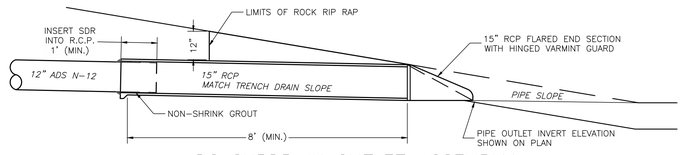
TYPICAL POND BERM & OVERFLOW WEIR SECTION
N.T.S.



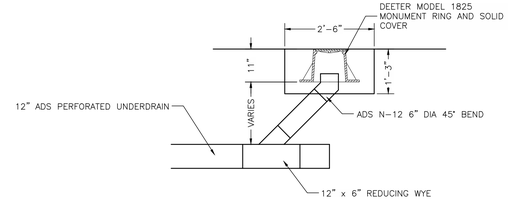
RCP CULVERT OUTLET DETAIL
N.T.S.







ADS SUBDRAIN OUTLET ASSEMBLY
N.T.S.



TYPICAL CLEANOUT DETAIL
N.T.S.

No.	Date	Revision	Dwn.	Appd.	M.F.
7					
6					
5					
4					
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2					
1					

Drawing Title
Mfgr. Reference Drawings
Dwg. No.

BADGER CREEK SUBSTATION
230 KV
DRAINAGE DETAILS
TRI-STATE GENERATION & TRANSMISSION ASSOCIATION, INCORPORATED

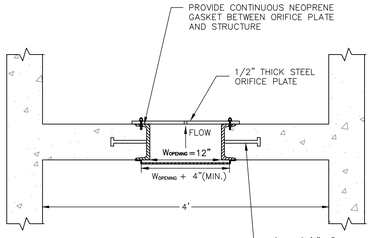
UPDATED BY: TCLEMENT 11/11/2025 3:51 PM Contract:

TRI-STATE
Generation and Transmission Association, Inc.
A Touchstone Energy® Cooperative
1100 W. 116th Ave.
P.O. Box 33695
Denver, Colorado 80233
303-452-6111

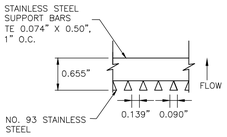
Dwn:	Date:
TMC	11/11/25
Appd:	Date:

S1185-A-01-011

PATH: \\DMS14\Projects\Active Projects\2024\24211-TSGT Badger Creek Substation\Facility\Civil\Sheets\S1185-A-01-SHEETS.dwg

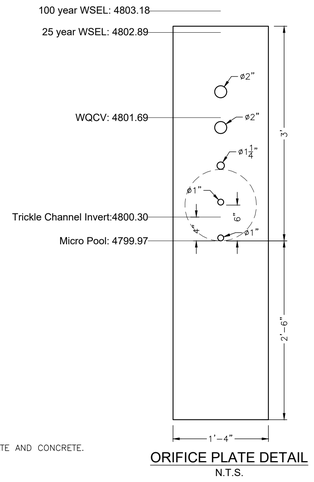


SECTION (B)
N.T.S.

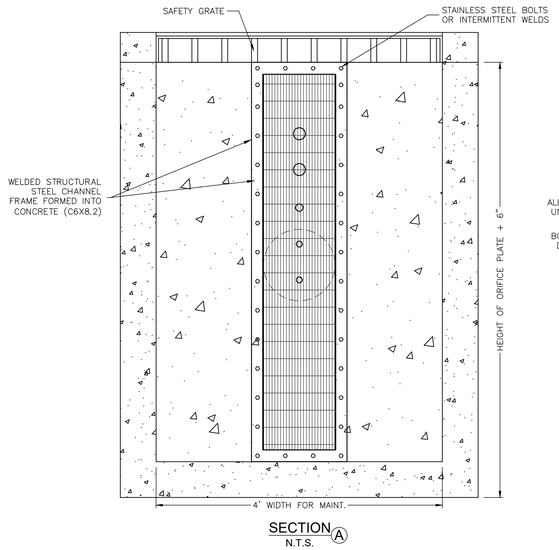


R VALUE = (NET OPEN AREA)/(GROSS RACK AREA)
= 0.60

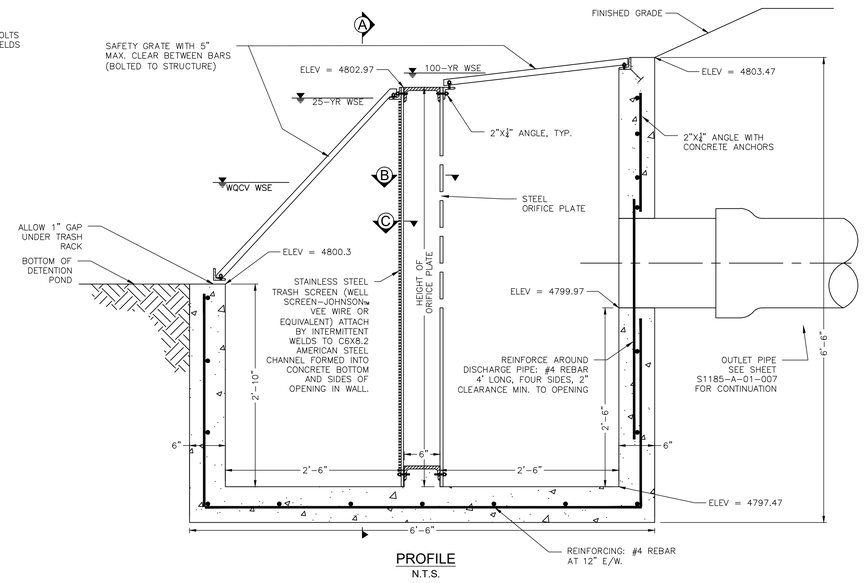
SECTION (C)
N.T.S.



ORIFICE PLATE DETAIL
N.T.S.



SECTION (A)
N.T.S.



PROFILE
N.T.S.

ORIFICE PLATE NOTES:

1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.

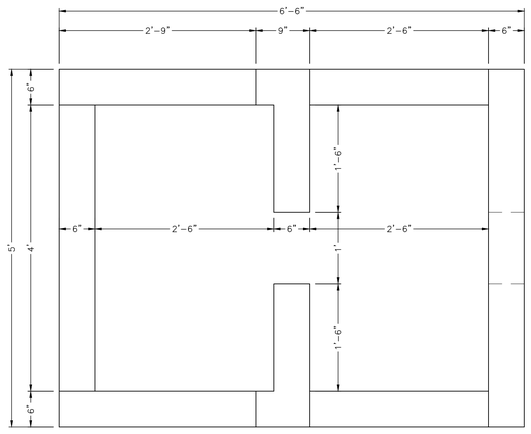
WQCV TRASH RACKS:

1. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.

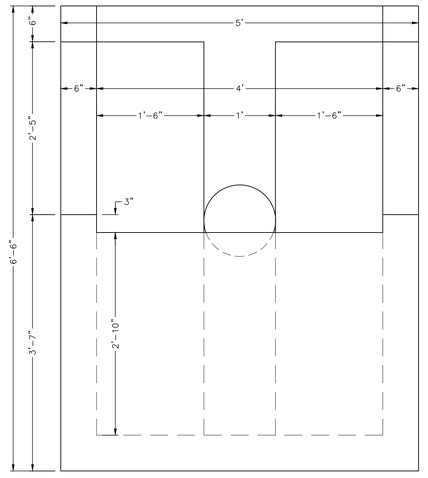
OVERFLOW SAFETY GRATES:

1. ALL SAFETY GRATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
2. SAFETY GRATES SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL GRATES SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.

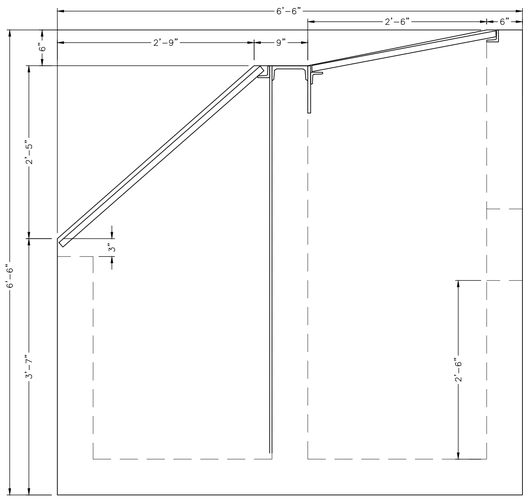
ORIFICE PLATE AND TRASH RACK
DETAILS AND NOTES



CONCRETE OUTLET STRUCTURE
TOP VIEW
N.T.S.



CONCRETE OUTLET STRUCTURE
FRONT VIEW
N.T.S.



CONCRETE OUTLET STRUCTURE
SIDE VIEW
N.T.S.

No.	Date	Revision	Dwn.	Appd.
7				
6				
5				
4				
3				
2				
1			M.F.	

Drawing Title
Mfgr. Reference Drawings
Dwg. No.

BADGER CREEK SUBSTATION
230 KV

OUTLET STRUCTURE DETAILS

TRI-STATE GENERATION & TRANSMISSION ASSOCIATION, INCORPORATED

UPDATED BY: TCLEMENT 11/11/2025 3:51 PM Contract:

TRI-STATE
Generation and Transmission Association, Inc.
A Touchstone Energy® Cooperative
1100 W. 116th Ave.
P.O. Box 33695
Denver, Colorado 80233
303-452-6111

Dwn:	Date:
TMC	11/11/25
Appd:	Date:

S1185-A-01-012

PATH: \\DMS14\Projects\Active Projects\2024\24211-TSGT Badger Creek Substation\Facility\Civil\Sheets\S1185-A-01-SHEETS.dwg

N89°10'59"E 1374.00'

COUNTY ROAD F

ACCESS DRIVEWAY

N/S BASELINE

E/W BASELINE

DETENTION POND

BADGER CREEK
SWITCHYARD

N00°49'01"W 1752.11'

CP1 CP2 CP3 CP4 CP5

SD

4799 4800 4801 4802 4803 4804 4805 4806 4807 4808 4810 4815

1" = 50'

Scale in feet

50' 0 50' 100'

No.	Date	Dwn.	Appd.	Revision	M.F.
1					
2					
3					
4					
5					
6					
7					

Drawing Title

Mfgr. Reference Drawings

Dwg. No.

BADGER CREEK SUBSTATION

230 KV

EROSION CONTROL PLAN

TRI-STATE GENERATION & TRANSMISSION ASSOCIATION, INCORPORATED

UPDATED BY: TCLEMENT 11/11/2025 3:51 PM | Contract:

PATH: \\DMS14\Projects\Active Projects\2024\24211-TSGT Badger Creek Substation\Facility\Civil\Sheets\S1185-A-01-SHEETS.dwg

TRI-STATE
Generation and Transmission Association, Inc.
A Touchstone Energy Cooperative
1100 W. 116th Ave.
P.O. Box 33695
Denver, Colorado 80233
303-452-6111

Dwn:	Date:
TMC	11/11/25
Appd:	Date:

S1185-A-01-013

| BOARD OF COUNTY COMMISSIONERS 9:00 A.M. | DECEMBER 16, 2025 |
TRI-STATE 1041 ~ SUPPLAMENTAL PACKET

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FILE SUMMARY

MORGAN COUNTY BOARD OF COMMISSIONERS
FILE SUMMARY
December 16, 2025
TRI-STATE - BIG SANDY TO BADGER CREEK PROJECT
1041 APPLICATION

Application Background

On February 27, 2025 Bruce Bass, John Goodman and James Rehn with the Public Works Department and Cheryl Brindisi, Jenafer Santos and myself for the Planning and Zoning Department met with representatives from Tri-State Generation and Transmission Association (Tri-State) and Power Engineers for a pre-application conference regarding a new 230-kV overhead transmission line from an existing Big Sandy substation to a new Badger Creek switching station. Information regarding the proposed activity was forwarded to the Board for consideration concerning whether a preliminary application would be required pursuant to the Morgan County 1041 Regulations ("1041 Regulations"). After a discussion between the Board and County staff during the Board's meeting on March 4, 2025, the Board waived the preliminary application for the Big Sandy to Badger Creek project pursuant to Sec. 3-302(3) of the 1041 Regulations. The motion carried 3-0.

On June 30, 2025, Tri-State Generation and Transmission Association (Tri-State) and Power Engineers submitted a 1041 Application for Big Sandy to Badger Creek project. A waiver was also requested from several Morgan County 1041 Regulation requirements:

1. Section 3-305(2)(b)(i), which requires a list of names and addresses of all surface owners within 500 feet of the proposed transmission line centerline
2. Section 3-305(2)(b)(iii), which requires property title information
3. Sec. 3-305(2)(b)(iv), which requires a list of names and addresses of mineral interest holders with an interest in any real property proposed to be physically disturbed or crossed by the activity or development which is the subject of the application in the case of projects to be constructed more than ten feet below the surface, excluding foundation structures for above-ground transmission lines

On July 21, 2025, I sent a letter to the applicant denying a waiver for items #1 and #3 but granting a partial waiver for item #2. The names and addresses of persons or entities with an ownership interest in real property proposed to be physically disturbed or crossing by the proposed use must be provided. However, the remaining information required by Sec. 3-305(2)(b)(iii) is not required. In addition, the

letter explained that the application was deemed incomplete due to several missing items and lack of clarity on other items.

On August 29, 2025, after the missing items were submitted and required information was provided, I sent a letter informing Tri-State of the determination of a complete application.

On October 10, 2025, Tri-State and the County entered into a 1041 Permit Application of Site Selection and Construction of a Major Facility of a Public Utility Deadline Waiver Agreement to define the applicable deadlines for review and final action by the County for this proposed project. Deadlines set forth in C.R.S. §§ 29-20-108, 24-65.1-501(2), and section 2-301 of the Morgan County 1041 Regulations related to notice of and scheduling of a public hearing and for a final action by the County were waived.

In addition to the permit application, packets for the Board hearing include referral responses from Colorado Department of Transportation, Xcel and the written approval of the Certificate of Public Convenience and Necessity (CPCN) received from the Colorado Public Utilities Commission (CPUC).

Proposed Project

This is a project to improve reliability and close the transmission gap between Colorado and New Mexico. Additionally, the proposed project will reduce and/or eliminate restricted generation, provide upgrades to meet present and future needs of Tri-State members and assist Tri-State in making progress on its Electric Resource Plan goal by accommodating 400 MW of new resources through new opportunities for interconnection.

The proposed project spans approximately 72 miles through a portion of Lincoln, Washington and Morgan Counties and will include approximately 24 miles of new 230-kilovolt double-circuit electric transmission line and a new (Badger Creek) switching station in Morgan County.

The proposed transmission line would be constructed on privately-owned land in a proposed 150 to 200-foot right-of-way. The general location of the proposed transmission line route is within the southern 6 miles of Morgan County between State Highway 71 and County Road 10. A wooden H-frame structure will be used in most locations with self-supporting steel structures installed at line angles and typically 50 to 100 feet in height. The structures will be approximately 500 feet to 1,200 feet apart depending on site-specific conditions and topography.

The new Badger Creek Switching Station is proposed approximately 14 miles southwest of the City of Fort Morgan. It will include a 12.5 to 15-acre facility with a 4.4 acre fenced in switchyard.

Tri-State conducted a landowner outreach program to share project information with and get feedback from impacted landowners. Current land uses will be mainly unchanged after construction allowing agricultural activities along the transmission line except for the small areas occupied by the transmission poles.

The construction schedule is contingent on acquiring all necessary land rights, permits, labor, and materials. Construction is anticipated to begin in 2027 with an estimated in-service date in early 2028.

Guidelines and Regulations for Areas and Activities of State Interest, Morgan County, State of Colorado - Criteria for Decision

Section 3-101 of the Morgan County 1041 Regulations. The overall purpose and intent of the provisions of County's 1041 Regulations that apply to the project are as follows:

(1) To encourage planned and orderly land use development;

(2) To provide for the needs of agriculture, forestry, industry, business, residential communities, and recreation in future growth;

(3) To encourage uses of land and other natural resources which are in accordance with their character and adaptability;

(4) To conserve soil, water, forest and agricultural resources and to protect vested water rights;

(5) To protect the beauty of the landscape;

(6) To promote the efficient and economic use of public resources;

(7) To regulate the site selection and construction of major facilities of a public utility to prevent significant deterioration or degradation of existing air and water quality in Morgan County;

(8) To avoid or reduce direct conflicts with adopted local government, regional and state master plans; and

(9) To regulate the site selection and construction of major facilities of a public utility to preserve the health and welfare of the citizens of Morgan County.

Section 3-306 of the Morgan County 1041 Regulations require a review of certain criteria when determining whether to approve the proposed project, as follows:

(1) The Board of County Commissioners shall approve an application for permit for site selection and construction of a major facility of a public utility (with reasonable conditions, if any, in the discretion of the Board of County Commissioners) only it the proposed site selection and construction complies with the following criteria to the extent applicable:

(a) The health, welfare and safety of the citizens of this County will be protected and served;

Staff analysis: There are no anticipated substantial adverse impacts to the health, welfare and safety of the County's citizens. Impacts to environmental resources such as air, water, waste, noise, and public health will be minimal and limited to the construction

period. Although transmission lines can generate electromagnetic fields, Tri-State's lines will comply with all applicable laws, including the National Electric Code. Moreover, most of the lines will be in sparsely populated areas.

(b) The natural and socio-economic environment of this County will be protected and enhanced;

Staff analysis: Impacts to the natural environment are anticipated to be temporary and limited in nature. Most impacts will occur during the construction phase, and Tri-State will be required to use best management practices to avoid harm to areas outside of the lines' right-of-way. Some relatively minor temporary economic benefits are expected as construction crews work on the Project. However, because the crews will be relatively small and the construction will be temporary, the direct economic benefits are not anticipated to be substantial. The installation of the transmission lines will provide additional opportunity for placement of interconnection facilities. Landowners may benefit by contracting for the use of their land for renewable energy generation projects that would otherwise not occur. These generation projects will come with benefits and drawbacks. New jobs will be available and construction crews will use local businesses. However, renewable energy projects have additional impacts on the area, including use of agricultural land, and noise, visual, and wildlife impacts.

(c) All reasonable alternatives to the proposed action, including use of existing rights-of-way and joint use of rights-of-way, wherever uses are compatible, have been adequately assessed and the proposed action represents the best interests of the people of this County and represents the best utilization of resources in the impact area;

Staff analysis: Tri-State has provided a Routing and Siting Study as Appendix A to its application. The Routing and Siting addresses how Tri-State considered a variety of factors in selecting the route of the transmission lines and how the route was modified to address these factors. The route for the transmission line is on privately-owned land. Section 11 of Tri-State's narrative addresses alternatives considered by Tri-State.

(d) A satisfactory program to mitigate and minimize adverse impacts has been presented;

Staff analysis: There are no anticipated non-mitigated adverse impacts other than the potential impact on County roadways, and unremediated land subsequent to construction activity. These concerns are adequately mitigated via the agreement between the County and Tri-State, requiring Tri-State to return any damaged County roadways to their condition prior to Tri-State-caused damage. Tri-State will be required to fully remediate land damaged by its construction activities. Please see Section 12 of Tri-State's narrative for additional details regarding how they will mitigate and minimize adverse impacts.

(e) The nature and location or expansion of the facility complies with all applicable provisions of the master plan of this County, and other applicable regional, metropolitan,

state, and national plans;

Staff analysis: The project is compatible with the County's master plan. It protects the agricultural character of the County, provides upgrades to meet present and future needs of Tri-State members and new opportunities for interconnection in the County.

(f) The nature and location or expansion of the facility complements the existing and reasonably foreseeable needs of the service area and of the area immediately affected by the facility;

Staff analysis: The project is not anticipated to cause significant changes to the use of land in its area. Following construction, agricultural activities along the transmission line route can continue outside of the small area occupied by the transmission poles and the Badger Creek Switching Station footprint.

(g) The nature and location or expansion of the facility does not unduly or unreasonably impact existing community services;

Staff analysis: No additional governmental services are required by the project.

(h) The nature and location or expansion of the facility will not create an expansion of the demand for government services beyond the reasonable capacity of the community or region to provide such services, as determined by the Board;

Staff analysis: No additional governmental services are required by the project during or after construction. There may be impacts on County roadways, which can be mitigated by requiring Tri-State to prepare a traffic plan and remediate any damage caused to County roadways.

(i) The facility site or expansion area is not in an area with general meteorological and climatological conditions which would unreasonably interfere with or obstruct normal operations and maintenance;

Staff analysis: The equipment will be designed to withstand unusual meteorogical events. The transmission lines and switching station will be able to function normally in a wide range of County weather conditions.

(j) The nature and location of the facility or expansion will not adversely affect the water rights of any upstream, downstream, or agricultural users, adjacent communities or other water users;

Staff analysis: No water rights will be impacted by the project.

(k) Adequate water supplies are available for facility needs;

Staff analysis: Water for construction activities will be trucked into the location and obtained from local permitted water sources. Large quantities of water are not necessary for the project. Bottled water will be provided for human consumption during construction.

(l) The nature and location of the facility or expansion will not unduly interfere with any existing easements for or rights-of-way, for other utilities, canals, mineral claims, or roads;

Staff analysis: As part of the land rights process, Tri-State will identify existing easements and rights-of-way for other utilities, canals, mineral claims, or roads and will not cause any undue interference with existing easements or rights-of-way during construction and operation of the project.

(m) Adequate electric, gas, telephone, water, sewage, and other utilities exist or shall be developed to service the site;

Staff analysis: Any utilities required for the project will be adequate.

(n) The nature and location for expansion of the facility will not interfere with any significant wildlife habitat or adversely affect any endangered wildlife species, unique natural resource or historic landmark within the impact area;

Staff analysis: There will be impacts during construction of the project, including increased construction equipment impact, noise, and dust. There could be sediment runoff from the construction activities into irrigation ditches and other waterways. However, Tri-State represents that it will implement best management practices to control sediment and runoff into canals and waterways during construction. Tri-State will be regulated by CDPHE and is required to follow state standards to control fugitive construction dust. Once operational, most environmental impacts will be limited.

The transmission line route will span wetlands. Tri-State believes it will be able to span most wetlands and therefore, will not adversely impact them. However, if a wetland cannot be spanned, Tri-State will need to obtain appropriate permits from the Army Corps of Engineers.

Tri-State has conducted studies on the impact of the project on species in the area and is in the process of coordinating with Colorado Parks and Wildlife regarding the routing and related impacts of the transmission lines in the area. There will be impacts to habitat due to clearing activities for construction. However, these impacts should be limited to the 150 to 200-foot right-of-way.

(o) The nature and location or expansion of the facility, including expected growth and development related to the operation and provision of service, will not significantly deteriorate water or air quality in the impact area;

Staff analysis: Drainage facilities will be constructed to address the increased impervious area caused by the switching station. Best management practices will be followed during construction to minimize run-off into waterways and irrigation ditches. There will be increased air pollution from fugitive dust, fumes, and construction equipment exhaust. Because the majority of the construction activity will occur in sparsely-populated areas, the impacts are anticipated to be minimal. The County retains its nuisance-enforcement authority and will regulate Tri-State's construction activity if it results in adverse impacts to the neighboring properties.

(p) The geological and topographic features of the site are adequate for all construction, clearing, grading, drainage, vegetation, and other needs of the facility construction or expansion;

Staff analysis: The switching station location is flat and minimal grading activity is expected. The majority of the transmission line route is also relatively flat. Therefore, no major topographic issues are expected. There will be clearing of vegetation within the 150 to 200-foot right-of-way to facilitate construction activities. Any damages will be reclaimed upon completion of construction.

(q) The existing water quality of affected state waters will not be degraded below state and federal standards or established baseline levels.

Staff analysis: There is some risk of runoff from the construction area into local waterways and irrigation ditches. However, Tri-State will employ best management practices to avoid any significant issues. Upon completion of construction, the transmission line infrastructure will span most wetlands and waterways. If wetlands or waterways of the United States cannot be avoided, Tri-State will be required to obtain federal permits.

(r) The proposed project will not have a significantly adverse net effect on the capacities or functioning of streams, lakes and reservoirs in the impact area, nor on the permeability, volume, recharge capability, and depth of aquifers in the impact area.

Staff analysis: See Section (q), above. There will be no impact on aquifers.

(s) The benefits of the proposed developments outweigh the losses of any natural resources or reduction of productivity of agricultural lands as a result of the proposed development.

Staff analysis: Minimal loss of agricultural land is anticipated. There could be some impact on natural resources, primarily resulting from impact of construction activity on wildlife habitat. However, Tri-State will be working with CPW to limit these impacts. The proposed development will provide some short terms economic benefit to local businesses during construction. The longer term benefits include the improvement of the state's electric reliability and reduce curtailment, therefore benefitting Tri-State customers.

(t) The applicant has obtained or will obtain all property rights, permits, and approvals necessary for the proposed project, including surface, mineral, and water rights and easements. for drainage, disposal, utilities, access, etc. If the applicant has not obtained all necessary property rights, permits and approvals, the Board may; at its discretion, grant the permit conditioned upon completion of the acquisition of such rights prior to issuance of a zoning or building permit by the County.

Staff analysis: Tri-State will be required to obtain all necessary property rights for the transmission lines prior to commencement of construction. All easements required for construction will be secured and recorded with the Clerk and Recorder of Morgan County prior to construction.

(u) The proposed project will not present an unreasonable risk of exposure to or release of toxic or hazardous substances within the impact area. The determination of effects of the project shall include the following considerations:

(i) The means by which outdoor storage facilities for fuel, raw materials, equipment and related items are adequately enclosed by a fence or wall;
(ii) The likelihood of hazardous materials or wastes being moved off the site by natural causes or forces;
(iii) Containment of inflammable or explosive liquids, solids or gases.

Staff analysis: No hazardous material is involved in the project other than fuel, lubricants, and coolants for machinery, which Tri-State will store at its temporary construction areas. Tri-State will need to obtain temporary use permits for this activity and the County will require that such material be stored appropriately in a manner that minimizes the risk of any spills.

(v) The scope and nature of the proposed project will not create duplicate services within the County; and

Staff analysis: The transmission lines and switching station fill a need for reliability and more transmission-related capacity for renewable energy generation facilities. They will not duplicate existing services in the County.

(w) If the purpose and need for the proposed project are to meet the needs of an increasing population within the County, area and community development and population trends demonstrate clearly a need for such development.

Staff analysis: The project is not aimed at meeting the needs of the County due to its increasing population.

(2) The Board of County Commissioners shall deny the permit if the proposed development does not comply with the applicable criteria in subsection (1) of this Section.

(3) The Board may impose additional mitigation requirements and conditions on an applicant as follows if it complies with each of the following steps:

(a) The Board shall make written findings that each such requirement and condition is necessary to ensure that the proposed project will not result in significant adverse net effect on the resources, values and conditions referenced above.

(b) The Board shall also find in writing that each such requirement and condition is necessitated by the proposed project.

(c) All such findings shall be based on material in the administrative record.

(d) The Board shall base the additional requirements and conditions on applicable design standards as adopted by the County, to the extent that such standards then exist.

Recommendation

The application generally meets the criteria as explained above, staff recommends conditional approval of the application subject the following conditions:

Recommended Conditions

The following conditions are recommended if the 1041 Areas and Activities of State Interest Application for Big Sandy to Badger Creek transmission lines and Badger Creek switching station is approved:

1. Documentation demonstrating that Tri-State has obtained the necessary ownership or possessory rights for the transmission line and switching station must be submitted to the Planning & Zoning Department prior to commencement of the construction of the transmission line and switching station. All of the documentation required by this condition must be submitted prior to the commencement of any portion of the construction of any component of the Project.

2. All necessary land use, environmental, and construction permits, approvals and authorizations will be obtained prior to the start of and during construction as required and may include, but are

not limited to, land use permits, right-of-way (ROW) permits, road use agreements, access permits, oversize/overweight permits, grading permits, and stormwater permits.

3. No poles shall exceed a height of 100 feet. Any poles that exceed this height will require prior approval from the County, upon a showing by Tri-State that such height is necessary. Such additional height may be approved by the County Planning Administrator upon application and request from Tri-State. The County Planning Administrator may request any additional information necessary to determine whether approval should be granted.

4. The Badger Creek Switching Station shall be enclosed by a security fence at least 7 feet tall with one foot of barbed wire and be secured at all times.

5. Prior to the commencement of construction, Tri-State will enter into a road use agreement for the use of any public road during construction which shall include the following:

    a. A map showing which County roads will be used during construction. Any super loads shall be identified. Any haul route specifically for super loads, if required by the Public Works Director, requires a separate map.

    b. Pre and post construction surveys and/or reports of County roads to be used during construction required by County staff, obtained by and paid for by the applicant and prepared by a Colorado licensed engineer.

    c. A mitigation plan to address traffic congestion, control, and potential impacts to County roads to be used during construction. The mitigation plan shall also include any dust mitigation activities.

    d. A requirement that the applicant is to make repairs to any roads during construction and return any County roads to their pre-construction baseline condition, at its expense.

    e. A requirement to post financial security in an amount not less than one hundred fifteen percent (115%) of the estimated cost to complete all road restoration, in the form of an irrevocable letter of credit or cash escrow. Cost estimates shall be provided by a licensed Colorado engineer. Upon preliminary acceptance of the restored public road, the County shall release all but fifteen percent (15%) of total actual costs of restoration of the public roads, so long as Tri-State is not in default of any provision of the public improvements agreement. The County shall inspect the restored roads and Tri-State shall pay to the County the cost incurred by the County in conducting such inspections. These costs shall be due and payable upon demand of the County. Tri-State shall be responsible for correcting or properly completing the restoration.

    f. The residual fifteen percent (15%) retained by the County shall act as security for Tri-State's guarantee that the restoration remains free of defect during a two-year warranty

period. Tri-State may at any time during the preliminary acceptance or warranty period offer to provide a substitute or supplemental form of financial security to that security as originally posted with and/or retained by the County. The County may accept substitute or supplemental forms of security in its sole discretion.

6. Prior to the commencement of construction, Tri-State must obtain all proper permissions from landowners to use private roads or develop access roads on any private property. No private access roads, new or currently in use, shall become public rights of way unless approved and accepted by the Board of County Commissioners.

7. The County will require temporary use permits for all temporary construction areas, any staging or laydown areas, or other temporary areas for construction activities ("Temporary Areas"). Tri-State is required to obtain a temporary use permits for all Temporary Areas prior to placing any equipment, materials or any other items associated with the Big Sandy to Badger Creek project in the temporary construction area. To obtain a temporary use permit, at a minimum, Tri-State must provide a map showing the Temporary Area by size (acreage and perimeter), a list of materials and equipment to be stored on the Temporary Areas, activities within the area (e.g., grading, storage, etc.), the length of time the temporary construction or staging or laydown areas will be in use and in the case of concrete batch plants, a copy of the APEN issued by the Colorado Department of Public Health and Environment. Temporary use permits issued for Temporary Areas may not be issued for a period longer than one year. There is no limit on the number renewals for the temporary use permits; however, Tri-State must notify the County at least thirty (30) days prior to the end of a permit of its intent to renew. It shall be a condition of every temporary use permit issued under this provision that all equipment and materials must be removed from the Temporary Areas and the area returned to a condition similar to its condition prior to construction, in accordance with paragraph 8 below. No permanent structures may remain in the Temporary Areas unless approved by the County pursuant to the applicable Morgan County Zoning Regulations.

8. Prior to use of any helicopters in connection with the Big Sandy to Badger Creek project, Tri-State shall provide at least thirty (30) days' written notice to the County Planning Administrator of the location of the helicopter fly yard and dates and hours of helicopter use. Tri-State shall comply with all FAA requirements, including but not limited to, notice of evacuation to residences.

9. All Temporary Areas and transmission lines rights of way, not needed for Tri-State's on-going operations or not used for crop production, shall be reclaimed and/or reseeded as soon as practicable but no later than six months after Tri-State has completed construction in that segment, unless the County Planning Administrator grants an extension for demonstrated good cause.

10. Construction occurring with ¼ quarter mile of any residence shall not commence earlier than 7 a.m.

11. Tri-State shall prevent the existence of any nuisances by way of its construction activities. All trash, litter, construction waste and any potentially hazardous materials shall be disposed of properly off-site. If the County determines that a nuisance exists and the nuisance is not abated or an abatement plan is not submitted to the satisfaction of the County, the County may, upon thirty (30) days' notice under this Agreement, draw upon the Performance Guarantee to pay the cost and expenses of abating the nuisance. The decision to draw on the Performance Guarantee shall be within the sole discretion of the County.

12. Tri-State shall comply with all applicable law and regulations related to safety and emergency management during construction and on-going operations.

13. A final drainage plan for the switching station must be submitted for County review prior to the commencement of construction of the switching station.

14. Tri-State shall be responsible for the payment of all costs and fees incurred by the County associated with this Permit. The County shall invoice Tri-State for costs and fees and payment will be due by Tri-State within thirty (30) days of the date of the invoice. Failure to pay may result in enforcement actions by the County.

Nicole Hay
Morgan County Planning Administrator

CONSULTANTS

HARRIS
ENGINEERING
CONSULTANTS, INC.

19176 County Road 21.5
Fort Morgan, CO 80701
(970) 867-4971 | Office

November 19, 2025

Ms. Nicole Hay
Morgan County Planning & Zoning Department
231 Ensign Street
Fort Morgan, CO 80701

Re: 1041 Permit Application Review
Tri-State Big Sandy – Badger Creek 230 kV Transmission Line Project

I have reviewed the revised documentation that you provided for the proposed Big Sandy to Badger Creek 230 kV Transmission Line Project to be completed by the Tri-State Generation and Transmission Association, consisting of the installation of 72 miles of single-circuit 230 kV transmission line and a switching station located in southeastern Morgan County. The provided documentation of interest in this review consisted of the revised *Badger Creek Switching Station Drainage Report* [revised drainage report], dated November 11, 2025, and *Badger Creek Switching Station Grading, Drainage and Surface Improvements* drawing package [revised civil drawings], dated November 11, 2025.

Based on my review of the revised drainage report and civil drawings, detention storage and outlet structure design is based on the 1-hour, 100-year storm which is in accordance with Section 3-705(A) of the Morgan County Zoning Regulations [Regulations]. It is understood that peak runoff discharge was calculated using a 24-hour storm with SCS Type II rainfall distribution. Table 5-1 in the revised drainage narrative lists the total post-detention discharge as 4.12 cfs and 6.98 cfs for the 25- and 100-year storm events, respectfully. Summing the component discharges from the SWMM modeling results provided in Appendix D of the narrative I calculate the total discharge for the 25- and 100-year storm events at 4.31 cfs and 8.62 cfs, respectfully. Nevertheless, either quantity is in general conformance with Section 3-705(A)(1) of the Regulations based on the pre-development runoff discharges reported on Table 4-1 of the revised drainage narrative.

Per the revised civil drawings, off-site runoff, including runoff from undeveloped areas within the property, are routed around the proposed detention basin, which is in conformance with the Regulations [ref. Section 3-705(A)(2)]. However, the applicant should be advised that if undeveloped areas within the property are developed in the future, runoff from those areas will need to be captured and detained per the Regulations. Any significant development within the property beyond what has been submitted in this application will be subject to additional County permitting and review requirements.

Please feel free to contact me with any questions or concerns, or if I may provide further assistance.

Sincerely,

Matthew C. Harris, PE
CO PE #49409

HARRIS
ENGINEERING
CONSULTANTS, INC.

19176 County Road 21.5
Fort Morgan, CO 80701
(970) 867-4971 | Office

September 30, 2025

Ms. Nicole Hay
Morgan County Planning & Zoning Department
231 Ensign Street
Fort Morgan, CO 80701

Re: 1041 Permit Application Review
Tri-State Big Sandy 230 kV Transmission Line Project

I have reviewed the documentation that you provided for the proposed Big Sandy to Badger Creek 230 kV Transmission Line Project to be completed by the Tri-State Generation and Transmission Association, consisting of the installation of 72 miles of single-circuit 230 kV transmission line and a switching station located in southeastern Morgan County. The provided documentation of interest in this review consisted of the *Badger Creek Switching Station Drainage Report* [drainage report], dated May 1, 2025, included as part of the 1041 permit application.

As a result of my review, I have the following comments:

1. The drainage report makes reference to "common practices" as the design criteria for detention pond allowable release rate. Design of drainage facilities should reference and comply with the criteria defined in the Morgan County Zoning Regulations, specifically, Section 3-705.
2. A couple of typos were identified in the drainage report:
    a. Section 4.1: 10-year event is referenced in the narrative while 25-year event is listed on Table 4-1.
    b. Figure A-2: Summary Runoff Table lists a flow of 1.82 cfs under the 100-year event for design point 2, should this be 15.82 cfs per value listed in Table 5-1?
    c. Figure A-2: Summary Runoff Table lists contributing area under design point 4 as 525 acres but should, presumably, be listed at 5.25 acres.
3. I was unable to locate hydraulic capacity calculations for the subdrain piping system or the emergency overflow weir on the detention basin. These should be provided in the drainage report.

Please feel free to contact me with any questions or concerns, or if I may provide further assistance.

Sincerely,

Matthew C. Harris, PE
CO PE #49409

ADDITIONAL APPLICATION INFORMATION

Letter of Completeness 08/09/2025

Letter of Incompleteness 07/21/2025

90 Day Waiver Agreement

Public Utilities Commission – Decision No. R22-0533

Additional Information

Mineral Certified Receipts

Updated Landowner / Mineral List / Certification

Fee Receipt

MORGAN COUNTY
PLANNING AND ZONING DEPARTMENT

August 29, 2025

Sent via electronic mail to [redacted]

Rita Ruderman,
Project Manager
POWER Engineers, Inc.
3900 South Wadsworth Blvd., Suite 700
Lakewood, CO 80235

Re: Tri-State Permit Application
Big Sandy to Badger Creek project

Dear Ms. Ruderman:

This letter shall serve to inform you that Morgan County has reviewed Tri-State's responses to the letter sent by Morgan County dated July 21, 2025 regarding the 1041 Permit Application for a Major Facility of a Public Utility. The County has determined the application is complete with the additional items submitted. The public hearing on the 1041 Permit Application will be heard by the Board of County Commissioners on October 21, 2025, starting at 9 a.m. in the Assembly Room at 231 Ensign, Fort Morgan.

Please let me know if you have any questions.
Sincerely,

Nicole Hay
Planning & Zoning Director

MORGAN COUNTY
PLANNING AND ZONING DEPARTMENT

July 21, 2025

Sent via electronic mail to [redacted]

Rita Ruderman,
Project Manager
POWER Engineers, Inc.
3900 South Wadsworth Blvd., Suite 700
Lakewood, CO 80235

Re: Tri-State Permit Application
Big Sandy to Badger Creek project

Dear MS. Ruderman:

County and Zoning staff has reviewed Tri-State's 1041 Permit Application.

In the application, Tri-State requested a waiver for the following items:

1. A list of names and addresses of all surface owners within 500 feet of the proposed transmission line centerline required by Sec. 3-305(2)(b)(i) of the County's 1041 regulations.

2. A list of names and address of persons or entities with an interest in any real property proposed to be physically disturbed or crossed by the activity or development which is the subject of the application, excluding mineral interests but including those holding mortgages, judgments, liens, easements, contract rights, rights of way, reservations, exceptions, or other encumbrances required by Sec. 3-305(2)(b)(iii) of the County's 1041 regulations.

3. A list of names and addresses of mineral interest holders with an interest in any real property proposed to be physically disturbed or crossed by the activity or development which is the subject of the application in the case of projects to be constructed more than ten feet below the surface, excluding foundation structures for above-ground transmission lines required by Sec. 3-305(2)(b)(iv) of the County's 1041 regulations.

The County is not willing to grant a waiver for items #1 or #3 above. The County is willing to grant a partial waiver for item #2 above. The names and addresses of persons or entities with an ownership interest in real property proposed to be physically disturbed or crossing by the proposed use must be provided. However, the remaining information required by Sec. 3-305(2)(b)(iii) is not required. The names and addresses of mineral holders with an interest in any real property proposed to be physically disturbed by the Badger Creek Switching Station must be provided.

In addition, the application does not provide the following information or lacks clarity on the following items:

1. Section 3-305(2)(c)(ii) requires a map showing all special districts.

2. Table 1 on page ii indicates Badger Creek Switching Station will be on a 40-acres site. Sec. 3.2 indicates the switchyard will be located on a 12.5 to15-acre site with a 4.4-acre fenced switch yard. Please clarify the size and location of the Badger Creek Switching Station.

3. The application appears to contain inconsistent statements related to floodplains. In Sec. 12.4, it states the project does not cross floodplains or flood hazard areas. Sec. 12.5 and 14(xvi.) states no floodplains were identified along the proposed route. However, the proposed route crosses Badger Creek floodplain and Sand Arroyo Creek floodplain. Please provide clarification of the project crossing the above mentioned floodplains.

4. Please provide a copy of the Certificate of Public Convenience and Necessity received from the Colorado Public Utilities Commission on September 9, 2022.

5. Please show the proposed route on the project overview map in Appendix B

On item #1 above, the County is willing to accept a list of all special districts by parcel in lieu of a map.

Based upon the above, the County has determined the application is incomplete. Until a new or amended application is submitted, the current application will not be processed further.

Please let me know if you have any questions.
Sincerely,

Nicole Hay
Planning & Zoning Director

Morgan County Government ~ 231 Ensign St ~ PO Box 596 ~ Fort Morgan, CO 80701
Telephone (970) 542-3526 ~ nhay@co.morgan.co.us

MORGAN COUNTY BOARD OF COMMISSIONERS
FILE SUMMARY
October 7, 2025

TRI-STATE
BIG SANDY-BADGER CREEK PROJECT
DEADLINE WAIVER

On February 27, 2025 Bruce Bass, John Goodman and James Rehn with the Public Works Department and Cheryl Brindisi, Jenafer Santos and myself for the Planning and Zoning Department met with representatives from Tri-State Generation and Transmission Association (Tri-State) and Power Engineers for a pre-application conference regarding a new 230-kV overhead transmission line from an existing Big Sandy substation to a new Badger Creek switching station. After a discussion between the Board and Staff on March 4, 2025, the Board moved to waive the preliminary pre-application for the Big Sandy-Badger Creek Project. The motion carried 3-0.

On June 30, 2025, Tri-State Generation and Transmission Association (Tri-State) and Power Engineers submitted a 1041 Areas and Activities of State Interest Application for the Big Sandy-Badger Creek Project. After review, it was determined the application did not provide all of the information required by the Morgan County 1041 Regulations and therefore, incomplete.

Once the required information was submitted, Power Engineers, Inc was sent a letter informing Tri-State of the determination of a complete application on August 29, 2025.

State law requires, a local government take final action on an application for a major electric facility of a public utility within 90 days after receipt of the final application (November 27, 2025) and to publish a hearing notice for a 1041 application within 30 days after receipt of an application. Similarly, Section 2-301 of the Morgan County 1041 Regulations requires that not later than thirty (30) days after receipt of a completed application for a permit, the Board of County Commissioners shall set and publish notice of the date, time and place for hearing on said application.

Due to scheduling conflicts, Tri-State desires to waive the deadlines. The terms of this agreement states Tri-State waives the deadlines set forth by State law and the Morgan County 1041 Regulations and Tri-State and the County agree the public hearing will occur on December 16, 2025 and the County shall not continue the hearing beyond January 31, 2026 unless Tri-Sates requests a continuance.

Nicole Hay
Morgan County Planning Administrator

Docusign Envelope ID: F81DB652-6533-462A-AE16-0D3AC349F60F

1041 PERMIT APPLICATION FOR SITE SELECTION AND CONSTRUCTION OF A MAJOR FACILITY OF A PUBLIC UTILITY DEADLINE WAIVER AGREEMENT

BETWEEN THE COUNTY OF MORGAN, COLORADO

AND

TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION, INC

INTRODUCTION

The County of Morgan, Colorado (the "**County**") and Tri-State Generation and Transmission Association, Inc. ("**Tri-State**") (each individually a "**Party,**" or collectively the "**Parties**") hereby enter into this 1041 Permit Application for Site Selection and Construction of a Major Facility of a Public Utility Deadline Waiver Agreement (the "**Agreement**") effective as of October 10, 2025, to define the applicable deadlines for review and final action by the County on Tri State's 1041 Permit Application for Site Selection and Construction of a Major Facility of a Public Utility (the "**Application**").

RECITALS

WHEREAS, Tri-State is proposing to construct, operate, and maintain a new 230 kilovolt (kV) single-circuit, overhead electric power transmission line to connect its existing Big Sandy Substation in unincorporated Lincoln County, Colorado to the site for its proposed Badger Creek Switching Station in unincorporated Morgan County, Colorado (the "**Project**");

WHEREAS, the Project is subject to approval by the County pursuant to the Morgan County Guidelines and Regulations for Areas and Activities of State Interest (the "**Morgan County §1041 Regulations**");

WHEREAS, C.R.S. § 29-20-108 requires that a local government take final action on an application for a major electric facility of a public utility within 90 days after receipt of the final application;

WHEREAS, C.R.S. §24-65.1-501(2) requires a local government to publish a hearing notice for a 1041 application within 30 days after receipt of an application;

WHEREAS, similarly, Section 2-301 of the Morgan County 1041 Regulations requires that not later than thirty (30) days after receipt of a completed application for a permit the Board of County Commissioners shall set and publish notice of the date, time and place for hearing on said application;

WHEREAS, Tri-State desires to waive the deadlines set forth above and propose an alternative timeline for notification and scheduling of the public hearing and for final action regarding Tri-State's application; and

Docusign Envelope ID: F81DB652-6533-462A-AE16-0D3AC349F60F

WHEREAS, the County and Tri-State mutually acknowledge that this Agreement is supported by appropriate and adequate consideration.

TERMS OF AGREEMENT

The Parties stipulate and agree to the following:

Section 1. Tri-State hereby waives the deadlines set forth in C.R.S. §§ 29-20-108, 24-65.1-501(2), and Section 2-301 of the Morgan County 1041 Regulations related to notice of and scheduling of a public hearing and for a final action by the County (collectively, the "**Deadlines**").

Section 2. The Parties agree that the public hearing shall occur on December 16, 2025 with notice of such hearing to be provided as required by the County regulations and state law. Should the public hearing date be continued by the County, the public hearing and the issuance of a final decision on the Application may not be postponed any later than February 27, 2026.

Section 3. Other than the waiver of the Deadlines, by entering into this Agreement neither party waives any rights or obligations under state law or the Morgan County 1041 Regulations applicable to the Project.

Section 4. This Agreement shall not be binding on any future applications for projects, by Tri-State or otherwise, within the County.

[Signatures on the following page.]

Docusign Envelope ID: F81DB652-6533-462A-AE16-0D3AC349F60F

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed and delivered as of the date set forth below.

Tri-State Generation and Transmission Association, Inc.

DocuSigned by:
By: H Steven Gray
Name: H.Steven Gray
Title: Vice President, Land, Water and Environmental Resources

Date: 10/8/2025

COUNTY OF MORGAN, COLORADO

By:
Name: Jon Becker
Title: Chair BOCC

Date: 10/10/2025

Attest:
Morgan County Clerk of the Board

By:_____
Deputy Clerk of the Board

Date:_____

APPROVED AS TO FORM:

By: _____
Name: _____
Title: _____

Date: _____

Decision No. R22-0533

BEFORE THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO

PROCEEDING NO. 22A-0085E

IN THE MATTER OF THE APPLICATION OF TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION, INC. FOR CERTIFICATES OF PUBLIC CONVENIENCE AND NECESSITY FOR THE BIG SANDY TO BADGER CREEK 230 KV TRANSMISSION LINE AND THE BADGER CREEK SUBSTATION, AND THE BOONE TO HUCKLEBERRY 230KV TRANSMISSION LINE AND THE HUCKLEBERRY SUBSTATION, AND FOR ASSOCIATED FINDINGS REGARDING AUDIBLE NOISE AND MAGNETIC FIELDS REASONABLENESS.

RECOMMENDED DECISION OF ADMINISTRATIVE LAW JUDGE CONOR F. FARLEY GRANTING UNOPPOSED JOINT MOTION TO APPROVE COMPREHENSIVE SETTLEMENT AGREEMENT, ACCEPTING COMPREHENSIVE SETTLEMENT AGREEMENT, GRANTING APPLICATION AS AMENDED BY COMPREHENSIVE SETTLEMENT AGREEMENT, AND CLOSING PROCEEDING

Mailed Date: September 9, 2022

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I. STATEMENT

A. Procedural Background

1. On February 18, 2022, Tri-State Generation and Transmission Association, Inc. (Tri-State) filed a Verified Application (Application) seeking the issuance of Certificates of Public Convenience and Necessity (CPCN) for the Big Sandy – Badger Creek 230 kV Transmission Line, the Badger Creek Substation, the Boone – Huckleberry 230 kV Transmission Line, and the Huckleberry Substation (each a Project, collectively the Projects), and requesting that the Commission make specific findings with respect to the reasonableness of audible noise and magnetic fields associated with each project. With the Application, Tri-State filed the direct testimony of Ryan J. Hubbard (Hearing Exhibit 101), Christopher E. Pink (Hearing Exhibit 102), H. Steven Gray (Hearing Exhibit 103), and Robert E. Schaerer (Hearing Exhibit 104).

2. Also on February 18, 2022, the Commission issued a notice of the Application.

3. On March 14 and 18, 2022, the Office of the Utility Consumer Advocate (UCA) and Commission Trial Staff (Staff) filed notices of intervention by right, respectively.

4. On March 16, 18, and 21, 2022, the Interwest Energy Alliance (Interwest), the Colorado Independent Energy Association (CIEA), and Western Resource Advocates (WRA)

filed Motions to Permissively Intervene in this proceeding (Motions to Permissively Intervene), respectively.

5. On April 5, 2022, the Application was automatically deemed complete pursuant to Rule 1303(c)(IV) of the Commission's Rules of Practice and Procedure.

6. On April 6, 2022, the Commission referred the proceeding to an Administrative Law Judge (ALJ) by minute entry. The proceeding was subsequently assigned to the undersigned ALJ.

7. On April 27, 2022, the ALJ issued Decision No. R22-0258-I that granted the Motions to Permissively Intervene, set a remote prehearing conference for May 10, 2022, directed Tri-State to confer regarding a procedural schedule, discovery procedures, and method for conducting the hearing (remote, hybrid, or in-person) in this proceeding, and to file a report of the results of the conferral in advance of the prehearing conference.

8. On May 5, 2022, Tri-State filed a Conferral Report (Report), pursuant to Decision No. R22-0258-I. In the Report, Tri-State stated that the parties agreed to conduct the hearing fully remotely, and follow the following proposed procedural schedule for this proceeding (Proposed Procedural Schedule):[1]

Event	Proposed Date
Prehearing Conference	May 10, 2022 (Vacated)
Answer Testimony	May 25, 2022
Rebuttal and Cross-Answer Testimony	June 15, 2022
Stipulations and Settlement Agreements	June 29, 2022

[1] Report at 3.

Corrections to Pre-Filed Testimony and Exhibits, Pre-Hearing Motions, Settlement Testimony (if applicable)	July 5, 2022
Responses to Pre-Hearing Motions	July 12, 2022
Matrix of order of Witnesses and Estimated Cross-Examination Times	July 18, 2022
First Day of Evidentiary Hearing	July 25, 2022
Last Day of Evidentiary Hearing	July 29, 2022
Statements of Position	August 12, 2022
Commission Decision Deadline	December 11, 2022

Tri-State also stated in the Report that the parties agreed that Rule 1405 of the Commission's Rules of Practice and Procedure, 4 *Code of Colorado Regulations* 723-1, will govern discovery in this proceeding.[2]

9. On May 6, 2022, the ALJ issued Decision No. R22-0289-I that, among other things, adopted the schedule proposed by the parties, including the dates for the remote evidentiary hearing from July 25-29, 2022.

10. On May 25, 2022, Staff filed the Answer Testimony of Adam Gribb (Hearing Exhibit 300), Interwest filed the Answer Testimony of Edward Burgess (Hearing Exhibit 400), CIEA filed the Answer Testimony of Warren L. Wendling (Hearing Exhibit 500), and WRA filed the Answer Testimony of Kenneth L. Wilson (Hearing Exhibit 600).

11. On June 15, 2022, Tri-State filed the rebuttal testimony of Mr. Hubbard (Hearing Exhibit 105), Mr. Pink (Hearing Exhibit 106), Mary Ann Zehr (Hearing Exhibit 107), and Mr. Schaerer (Hearing Exhibit 108).

[2] *Id.*

12. On June 29, 2022, Tri-State filed an Unopposed Motion for Extension of Settlement Deadline in which it requested an extension to noon on July 1, 2022 to file settlement documents (Unopposed Motion). As support, Tri-State stated that "[t]he parties have had productive discussions so far and are optimistic about reaching a settlement, but due to scheduling conflicts, require additional time to conclude the ongoing discussions."

13. On July 1, 2022, Tri-State filed an Unopposed Joint Motion to Approve Comprehensive Settlement Agreement (Joint Motion) and the Comprehensive Settlement Agreement (Settlement Agreement).

14. On July 13, 2022, counsel for Tri-State sent an email to the ALJ asking whether the ALJ intended to hold the evidentiary hearing on July 25-29, 2022. Counsel for Tri-State copied counsel for the other parties on the email.

15. On July 18, 2022, the undersigned ALJ responded to the email stating that the hearing would be vacated.

B. History Before This Proceeding

16. Tri-State is a generation and transmission cooperative corporation owned by 42 rural distribution cooperatives and public power districts in Colorado, Nebraska, New Mexico, and Wyoming, and three Non-Utility Members (Members). Tri-State's Utility Members serve customers in 56 Colorado counties, 20 Nebraska counties, 28 New Mexico counties, and 14 counties in Wyoming. Tri-State buys and generates electric power, and transmits, delivers, and sells it to its Utility Members. The Utility Members, in turn, distribute and resell the electricity they purchase at wholesale from Tri-State to their own retail member-customers and ratepayers.[3]

[3] Hearing Exhibit 101 at 7:12-8:5 (Direct Testimony of Mr. Hubbard).

17. On January 20, 2020, Tri-State announced its Responsible Energy Plan (REP), which includes six components: (a) increasing the amount of clean energy in Tri-State's generation resource portfolio; (b) reducing emissions; (c) increasing Member flexibility; (d) extending clean grid benefits by expanding electric vehicle infrastructure and beneficial electrification opportunities; (e) supporting its employees and communities affected by the ongoing clean energy transition; and (f) working together to create a brighter future.[4]

18. WestConnect is a regional transmission planning group in which Tri-State participates.[5] The Colorado Coordinated Planning Group (CCPG) is a subregional planning group within WestConnect. Its purpose is to assure a high degree of reliability in the planning, development, and operation of the high voltage transmission system in the Rocky Mountain Region. CCPG provides the technical forum required to complete reliability assessments, develop joint business opportunities, and accomplish coordinated planning.[6]

19. In March 2021, Tri-State proposed a new task force to be formed within the CCPG to discuss and propose alternatives to address needs associated with Tri-State's Responsible Energy Plan. The Responsible Energy Plan Task Force (REPTF) was established by CCPG and met seven times between April and September 2021. Participants in the REPTF included representatives of all of the parties in this proceeding, as well as other interested parties. Participants in the REPTF were able to propose alternatives for study by the REPTF. Tri-State acted as the facilitator in the study effort by both conducting and presenting the studies and their

[4] *Id*. at 18:16-19:1.
[5] *Id*. at 20:10-14.
[6] *Id*. at 15:21-16:2, 20:15-22.

results. The study scope and all alternatives, sensitivities and scenarios studied, were agreed to by the REPTF participants.[7]

20. The REPTF produced the REPTF Study Report (REPTF Report), which was finalized by the REPTF on September 16, 2021, and approved by the CCPG on December 16, 2021. The REPTF Report analyzed the ability of 14 different transmission alternatives to: (1) accommodate at least 400 MW of new generation in eastern Colorado; (2) provide connectivity across Tri-State's four-state service area; (3) improve transmission system reliability in the Lamar area; and (4) mitigate generation curtailment in eastern Colorado under 230 kV prior outage conditions.[8] The REPTF Report did not recommend one of the alternatives. However, it ranked the alternatives based on a "bang for your buck" analysis, which is "injection capability (in MW) per unit cost ($M)."[9] Alternatives 6 and 14 provided the best "bang for your buck."[10]

21. Tri-State reviewed the REP Task Force Final Report and "identified eight alternatives capable of meeting the objective and needs in relation to Tri-State's mission."[11] Tri-State determined that Alternative 14 was the "the most efficient, cost effective alternative that aligns with Tri-State's mission and the Responsible Energy Plan's rate goal."[12] For this reason, Tri-State based the requests in the Application on Alternative 14 (with modifications).[13]

[7] *Id*. at 26:5-32:15.
[8] *Id*. at 32:16-33:6.
[9] *Id*. at 39:15-18.
[10] Hearing Exhibit 101, Attach. RJH-6 at 85.
[11] Hearing Exhibit 101 at 51:8-10 (Direct Testimony of Mr. Hubbard).
[12] *Id*. at 51:15-16.
[13] *Id*. at 51:3-53:16.

II. PRE-SETTLEMENT POSITIONS AND SETTLEMENT AGREEMENT

A. Application

22. As noted above, in the Application, Tri-State requested that the Commission issue CPCNs for a Big Sandy – Badger Creek 230 kV Transmission Line, a Badger Creek Substation, a Boone – Huckleberry 230 kV Transmission Line, and a Huckleberry Substation. Tri-State also requested that the Commission find that the expected maximum level of magnetic fields and the projected level of audible noise radiating beyond the Projects' property lines are reasonable under the circumstances and need not be mitigated to a lower level.

B. Answer Testimony

1. Staff

23. In its Answer testimony, Staff expressed its preference for "larger facilities for these projects, such as double circuit 230 kV lines, or single circuit 345kV lines."[14] Staff realized, however, "that the costs would have increased significantly with the additional capacity and that the benefit to cost ratio would not be as good for the short and medium term."[15] Recognizing that "[t]he [P]rojects . . . will improve Colorado's transmission grid" and "help Tri-State and Colorado as a whole to meet our clean energy goals," Staff ultimately "recommend[ed] that the Commission [approve] the CPCNs."[16]

2. Interwest

24. Interwest recommended approving the Application, but urged the following modifications to Tri-State's requests: (a) require 345 kV lines on both the Big Sandy – Badger Creek Transmission Line and the Boone – Huckleberry Transmission Line (Transmission Lines);

[14] Hearing Exhibit 300, Rev. 1 at 5:3-5 (Answer Testimony of Mr. Gribb).
[15] *Id*. at 5:6-8.
[16] *Id*. at 14:8-10, 13.

(b) require double circuits on both Transmission Lines or, at a minimum, double circuit poles holding up the Transmission Lines; (c) require the utilization of MW/ft of right of way as a metric in determining transmission value; (d) require Tri-State to file a report to the Commission on all applicable programs available under the federal Infrastructure Investment and Jobs Act of 2021 that could be used to support greater injection capability and possibly an application seeking Commission approval to take advantage of such programs.[17]

3. CIEA

25. CIEA proposed approval of the Application with modifications. CIEA believes that the Application is "a short-term focused, least-cost, band-aid type of a transmission CPCN here that is just enough to meet the needs of its system in this decade. . . . [It thus] almost assuredly saddles the next generation with costs resulting from a lack of foresight from this one."[18] CIEA's proposed modifications are designed to make Tri-State's proposed transmission modifications more long-term focused.

26. CIEA's proposed modifications are as follows: (a) require Tri-State to report back to the Commission with a modified cost-effectiveness analysis for building the previously-approved Burlington – Lamar circuit, and the Big Sandy – Badger Creek and Boone – Huckleberry circuits proposed in this Application, as: (i) double-circuit 230 kV lines; or (ii) double-circuit capable towers with only one of the two circuits "strung" on the towers;[19] (b) if the foregoing analysis shows that the double-circuit cost in a cost-benefit ratio greater than 1.0 as specified in Mr. Wendling's testimony, require Tri-State to construct double-circuit towers for

[17] Hearing Exhibit 400 at 42:4-43:5 (Answer Testimony of Mr. Burgess).
[18] Hearing Exhibit 500 at 6:14-20 (Answer Testimony of Mr. Wendling).
[19] *Id*. at 9:11-15, 26:8-29:8.

each circuit,[20] which would require the modification of Decision No. C15-0320 that approved the Burlington – Lamar circuit as a single circuit;[21] (c) require the in-service dates for the Big Sandy – Badger Creek and Boone – Huckleberry circuits to be on or before September 30, 2025;[22] and (d) require Tri-State to allow independent power producers to build out sections of each of these projects, pursuant to the request for proposal process approved in Tri-State's 2020 Electric Resource Plan.[23]

4. WRA

27. WRA would have preferred the Transmission Lines to be double circuit 230 kV or single circuit 345 kV.[24] However, WRA agrees "that the perfect should not drive out the good."[25] Because the Application "will improve Colorado's transmission grid" and "help Tri-State and Colorado as a whole to meet our clean energy goals," WRA supports the Application.[26]

C. Settlement Agreement

28. In the Settlement Agreement, Tri-State made six commitments. First, Tri-State agreed to construct the Transmission Lines, transmission pole heights, conductor types, H-frame and dead-end structures, and substation components consistent with the specifications in Mr. Schaerer's Direct Testimony and Attachments.[27]

29. Second, Tri-State agreed to the following reporting "until such time as the Projects are either energized or suspended indefinitely:" (a) an updated project schedule filed

[20] *Id*. at 9:16-20.
[21] Decision No. C15-0320 issued in Proceeding No. 15A-0080E on April 10, 2015.
[22] Hearing Exhibit 500 at 10:1-5, 15:18-16:5.
[23] *Id*. at 10:1-5, 16:6-17.
[24] Hearing Exhibit 600 at 4:14-5:8, 14:5-13 (Answer Testimony of Mr. Wilson).
[25] *Id*. at 14:12.
[26] *Id*. at 14:8-10.
[27] Settlement Agreement at 3-5 (§ 3.2).

into this proceeding twice a year starting on November 1, 2022; and (b) an updated cost estimate filed with the annual report required by Commission Rule 3206(d) for, at a minimum, the land, substation, and transmission line components of the Projects. Tri-State also agreed to meet with Staff, the UCA, and WRA twice a year to discuss the information provided pursuant to the foregoing reporting obligations.[28]

30. Third, Tri-State agreed conduct an Incremental Improvements Study by August 15, 2022 to attempt to identify low-cost improvements that will increase the injection capacity of the 115 kV transmission system in eastern Colorado discussed by Mr. Hubbard in his rebuttal testimony. The Incremental Improvements Study will be based on Alternative 14 in the REPTF Report and use its assumptions regarding the location of new generation facilities.[29]

31. Fourth, Tri-State agreed to continue to monitor and, as appropriate, apply for federal funding that may become available to support the Projects and to hold one stakeholder meeting by December 1, 2022 with interested Settling Parties to discuss any such potential opportunities.[30]

32. Fifth, Tri-State agreed to identify whether one or more interconnection request projects submitted to Tri-State requires either the Burlington – Big Sandy transmission line upgrades or the Big Sandy – Badger Creek transmission line segment to achieve operation. If a project is so identified, Tri-State agrees, if requested by the developer, to use reasonable efforts to advance the construction of the project under the terms set forth in Section 11.2.3 of Tri-

[28] *Id*. at 5-6 (§ 3.3).
[29] *Id*. at 6-7 (§ 3.4).
[30] *Id*. at 7 (§ 3.5).

State's Large Generator Interconnection Procedures. Tri-State will identify any such interconnection in its 2022 Definitive Interconnection System Impact Study Phase 1 report.[31]

33. Sixth, Tri-State agreed that: (a) "participation in an organized market is central to meeting [its] goals related to greenhouse-gas emission reductions, a clean energy resource portfolio, reducing wholesale rates and maintaining reliability; (b) its "decision to join one or more organized markets with respect to its Western Interconnection facilities will be informed by the decisions of the balancing authorities in which its facilities are located;" and (c) it "is required to comply with applicable requirements of Colorado Senate Bill 21-072."[32]

34. In return for these agreements, the intervening parties agreed that the Application meets the requirements of § 40-5-101(1)(a) and Commission Rule 3206[33] and is in the public interest. The intervening parties also agreed that the Commission should make the reasonableness findings regarding the audible noise and magnetic fields requested in the Application.

III. ANALYSIS

A. Burden of Proof

35. Except as otherwise provided by statute, the Administrative Procedure Act imposes the burden of proof in administrative adjudicatory proceedings upon "the proponent of an order."[34] Tri-State, Staff, UCA, Interwest, CIEA, and WRA filed the Joint Motion and, as a result, bear the burden of proof.[35] The parties must establish by a preponderance of the evidence

[31] *Id*. at 7-8 (§ 3.6).

[32] *Id*. at 8 (§ 3.7).

[33] 4 *Colorado Code Regulations* (CCR) 723-3.

[34] § 24-4-105(7), C.R.S.

[35] Section 24-4-105(7), C.R.S.; § 13-25-127(1), C.R.S.; Rule 1500 of the Rules of Practice and Procedure, 4 CCR 723-1.

that the Settlement Agreement is just and reasonable and in the public interest. The Commission has an independent duty to determine matters that are within the public interest.[36]

B. Modified Procedure

36. The Application, as modified by the Settlement Agreement executed by all of the parties in this proceeding, is uncontested. Moreover, the parties agree that a hearing is unnecessary. Finally, the Application and Settlement Agreement are supported by sworn testimony and attachments that verify sufficient facts to support the Application and Settlement Agreement. Accordingly, pursuant to § 40-6-109(5), C.R.S. and Commission Rule 1403,[37] the Application, as modified by the Settlement Agreement, will be considered under the modified procedure, without a formal hearing.

C. Analysis

37. Based upon substantial evidence in the record as a whole, the ALJ finds and concludes that the Settlement Agreement is just and reasonable and not contrary to the public interest. The ALJ shall approve the Settlement Agreement without material modification and shall grant the Application, as modified and clarified by the Settlement Agreement and the testimony referenced therein.

38. Commission Rule 3206(e)(III) states that "[p]roposed magnetic field levels of 150 mG (milliGauss) and below are deemed reasonable by rule and need not be mitigated to a lower level." Similarly, Commission Rule 3206(f)(II) states that "[p]roposed levels of noise at or below the values listed are deemed reasonable by rule and need not be mitigated to a lower level."[38] The lowest level of noise listed is 50 dB(A) for residential areas.[39]

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[36] *See Caldwell v. Public Utilities Commission*, 692 P.2d 1085, 1089 (Colo. 1984).
[37] 4 CCR 723-1.
[38] 4 CCR 723-3.

39. Here, Tri-State's modeling estimates that the expected magnetic field levels for the two new transmission lines and both of the new substations are below 150 mG at all points along the edge of the transmission line rights-of-way and at the property boundary of each of the new substations.[40] Accordingly, the estimated magnetic fields caused by the components of the overall project proposed in the Application comply with Rule 3206(e)(III).

40. In addition, Tri-State used the Bonneville Power Administration's Corona and Field Effects Program software version 3 that uses the EPRI EMF Workstation 2.51 ENVIRO Program to model the audible noise,[41] which is deemed acceptable as a "utility standard program" in Commission Rule 3102(c).[42] The modeling predicts that the audible noise at 25 feet beyond the edge of the transmission right of way will be 20 db(A) under fair conditions and 45 dB(A) under foul weather conditions.[43] Accordingly, the audible noise complies with Commission Rule 3206(f)(II).

41. Accordingly, in accordance with § 40-6-109, C.R.S., it is recommended that the Commission enter the following Order.

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[39] *Id*.

[40] Hearing Exhibit 104 at 24:1-31:14 (Direct Testimony of Mr. Schaerer).

[41] *Id*. at 7:14-22.

[42] 4 CCR 723-3.

[43] Hearing Exhibit 104 at 8::8-13 (Direct Testimony of Mr. Schaerer).

IV. ORDER

A. The Commission Orders That:

1. For the reasons stated above, the Unopposed Joint Motion to Approve Comprehensive Settlement Agreement filed on July 1, 2022 by Tri-State Generation and Transmission Association, Inc. (Tri-State), Trial Staff of the Colorado Public Utilities Commission, the Office of the Utility Consumer Advocate, the Interwest Energy Alliance, the Colorado Independent Energy Association, and Western Resource Advocates is granted.

2. The Unopposed Comprehensive Settlement Agreement (Settlement Agreement) is approved, consistent with the discussion above. The Settlement Agreement is attached to this Decision as Appendix A.

3. The Verified Application for the issuance of Certificates of Public Convenience and Necessity for the Big Sandy – Badger Creek 230 kV Transmission Line, the Badger Creek Substation, the Boone – Huckleberry 230 kV Transmission Line, and the Huckleberry Substation, as modified by the Settlement Agreement, is granted consistent with the discussion above.

4. The expected magnetic field values and audible noise values from the transmission lines and substations proposed in the Application meet the conditions of the Commission Rules Regulating Electric Utilities, 4 *Code of Colorado Regulations* 723-3-3206(e)(III) and 3206(f)(II) and are therefore considered reasonable and need not be mitigated, consistent with the discussion above.

5. Proceeding No. 22A-0085E is closed.

6. This Recommended Decision shall be effective on the day it becomes the Decision of the Commission, if that is the case, and is entered as of the date above.

7. As provided by § 40-6-109, C.R.S., copies of this Recommended Decision shall be served upon the parties, who may file exceptions to it.

a) If no exceptions are filed within 20 days after service or within any extended period of time authorized, or unless the decision is stayed by the Commission upon its own motion within 20 days after service, the recommended decision shall become the decision of the Commission and subject to the provisions of § 40-6-114, C.R.S.

b) If a party seeks to amend, modify, annul, or reverse basic findings of fact in its exceptions, that party must request and pay for a transcript to be filed, or the parties may stipulate to portions of the transcript according to the procedure stated in § 40-6-113, C.R.S. If no transcript or stipulation is filed, the Commission is bound by the facts set out by the administrative law judge and the parties cannot challenge these facts. This will limit what the Commission can review if exceptions are filed.

8. If exceptions to this Decision are filed, they shall not exceed 30 pages in length, unless the Commission for good cause shown permits this limit to be exceeded.

(S E A L)

THE PUBLIC UTILITIES COMMISSION
OF THE STATE OF COLORADO

CONOR F. FARLEY

Administrative Law Judge

ATTEST: A TRUE COPY

Doug Dean,
Director

TRI-STATE

October 10, 2025

Nicole Hay, Director
Morgan County Planning and Zoning Department
231 Ensign Street
P.O. Box 596
Fort Morgan, Colorado 80701

Subject: Supplemental Information for Tri-State Generation and Transmission Association 1041 Areas and Activities of State Interest Application for the Big Sandy to Badger Creek 230-kV Transmission Project

Dear Ms. Hay:

Tri-State Generation and Transmission Association, Inc. (Tri-State) would like to provide supplemental information for the 1041 Areas and Activities of State Interest Application (Application) for the Big Sandy to Badger Creek 230-kV Transmission Project (Project), originally submitted on June 30, 2025.

Upon further internal review, we realized that a written narrative addressing the Powerline Trails Act (HB 22-1104) was inadvertently omitted from our original submittal. The following paragraph and the attached fact sheet are provided for your reference and inclusion in the application record. Please note that Tri-State is not proposing a trail in association with the Project. It is merely sharing the information required by HB 22-1104.

Powerline Trails
In 2022, the State of Colorado passed the "Powerline Trails Act" (HB 22-1104). In compliance with the Act, Tri-State is required to develop informational resources and notify local governments regarding the potential for powerline trails when planning for the expansion or construction of transmission corridors. Please see the attached fact sheet for more information.

We apologize for the oversight and appreciate the County's time and continued assistance in processing our application. Please let us know if any additional clarification or materials are needed.

Sincerely,

Izzy Beshouri
Transmission Siting, Permitting, and Environmental Planner

P.O. BOX 33695
DENVER, CO 80233-0695
303-452-6111
WWW.TRISTATE.COOP

A Touchstone Energy® Cooperative

Transmission Corridors and Powerline Trails

Powerline Trail Examples in Colorado

Facility: Del Camino–Rinn Valley 115kV Transmission Line
Underground portion between structures 47 and 48

Owner: Tri-State

Facility: Bromley-Henry Lake 115kV Transmission Line

Owner: Tri-State

On April 13, 2022, Governor Jared Polis signed HB 22-1104 which requires all transmission providers (i.e., Tri-State) to develop, maintain, and distribute informational resources to encourage, facilitate, and streamline the construction of new powerline trails in transmission corridors that are suitable for the construction and maintenance of a powerline trail.

House Bill 22-1104 does not require a powerline trail within transmission corridors. Under the new law, Tri-State is required to consider trails within planned transmission line corridors and notify local governments of the potential for a powerline trail.

Under HB 22-1104, the entity owning and constructing the trail is required to carry insurance for the trail and its use, not the landowner.

Tri-State will engage in the following activities in accordance with HB 22-1104:

- coordinate with the division of parks and wildlife in the design and construction of a powerline trail to minimize adverse impacts to state and federally listed species and species and habitats of conservation concern;
- consider any issues unique to an area of significant rural character prior to constructing a powerline trail in the area;
- develop informational resources to encourage the construction of new powerline trails;
- notify local governments of the potential for a powerline trail in the associated transmission corridor when siting or expanding a transmission line;
- demonstrate compliance with the requirement to notify local governments of the potential for a powerline trail and to develop and maintain informational resources encouraging construction of new powerline trails when applying for a permit with a local government to develop in an area of state interest; and
- work with local governments, parks departments and landowners to facilitate and allow the construction of trails under powerlines where the co-existence of the trail is welcomed by the landowners and consistent with the surrounding land uses.

DESIGN REQUIREMENTS AND BEST PRACTICES

The following special conditions apply to the developer of any trails located within Tri-State power line easements:

1. Developer shall notify Tri-State's System Operations Outage Coordinator ("Coordinator") no less than thirty (30) calendar days (the "Notification Time Frame") before performing any excavation or using any oversized equipment in the Easement area. The Coordinator can be contacted Monday – Friday, 7 AM – 4 PM at 303-254-3645 or TSGTOutage@tristatgt.org. If notification is sent to the Coordinator before 10 AM, then day one of the Notification Time Frame shall begin the same day; or if notification is sent to the Coordinator after 10 AM, then day one of the Notification Time Frame shall begin the following day. (This Notification Time Frame is necessary to allow Tri-State's Transmission System Operations Department time to review, evaluate and submit the system information to its balancing authorities and reliability coordinator and to allow time to have an observer/certified switchman at the worksite.)

2. Developer shall restrict construction equipment height under Licensor's transmission line to fourteen (14) feet.

Facility: Tap-Ridge and Lookout-Ridge 230kV Transmission Line

Owner: Public Service Company of Colorado

Facilities: Del Camino Tap-Meadow 115kV & Fordhan-Fort Saint Vrain 230kV Transmission Lines

Owners: Tri-State; Platte River Power Authority

3. Developer shall limit the height of signage under Licensor's transmission line to eight (8) feet.

4. Developer shall restrict vegetation and plantings to grasses, shrubs, bushes, and "dwarf" tree species with a maximum height of (14) feet under Licensor's transmission line.

5. Developer shall ensure that all workers in proximity of energized lines are qualified. "Qualified" is defined in O.S.H.A. 29 CFR 1910.269, latest edition.

6. The Facilities must be located a distance of at least twenty-five (25) feet from Licensor's transmission structure foundations (footers and guy anchors).

7. If directed by Tri-State (or designate representative of Tri-State), Developer shall provide shoring or other supportive devices to protect the foundation of the Licensor's structures (footers or guy anchors or both) at Developer's expense.

8. Developer's design shall maintain and preserve the clearance distances between Developer's powerline trails and related facilities to Licensor's conductor wires and meet the more stringent requirements of either the latest version of the National Electric Safety Code or the RUS standards per RUS Bulletin 1724E-200 and any related criteria stated therein as referenced on the internet at https://www.rd.usda.gov/files/UEP_Bulletin_1724E-200.pdf (as updated).

9. The Design and/or construction of a power line trail shall not interfere with Terms and Conditions of the underlying Transmission Line easement, or the landowners' underlying land rights.

10. The Design and/or construction of a power line trail shall not interfere with the Utilities' ability to Own, Operate, Maintain, Design, Construct, Upgrade, Uprate, or Reconstruct the Transmission line.

SAFETY REQUIREMENTS

The entity owning and constructing the trail shall have a risk management plan for their trail to optimize trail safety and reduce the possibility of litigation. Components of a risk management plan include: inventory hazards, inventory uses, inventory the law, inspect, and mitigate.

Transmission lines have inherent danger because they transmit high voltage.

Do not climb towers.

Do not shoot or otherwise damage insulators.

Never touch or get near a fallen line.

Do not attempt to dismantle tower steel members.

Do not cut or remove tower or pole ground wires.

Do not apply additional loads to tower members for temporary support of a structure or vehicle.

Stay away from towers and lines during extreme wind storms, thunderstorms, ice storms, or under other extreme conditions.

Contact Tri-State Generation and Transmission Association at 303-254-3212 with any questions.

Gmail Jenafer Santos <jsantos@co.morgan.co.us>

Mineral Notifications Sent

Ruderman, Rita [redacted] Mon, Dec 1, 2025 at 11:57 AM
To: Jenafer Santos <jsantos@co.morgan.co.us>, "Ruderman, Rita" [redacted]
Cc: "Hutchinson, Charles" [redacted], "Copeland, Anya" [redacted]
Nicole Hay <nhay@co.morgan.co.us>, Cheryl Brindisi <cbrindisi@co.morgan.co.us>

Hello Jenafer, please see attached.

Of the 41 mineral owners total, 8 had unknown or invalid addresses. So far, 13 have come back return to sender.

Please let me know if you have would to see this in a different format, thank you.

RITA RUDERMAN

PROJECT MANAGER II

[redacted]

[redacted] cell

POWER Engineers

Member of WSP

www.powereng.com

2 attachments

Combined_Certified_Mail_Receipts_Reversed.pdf
1120K

December 1, 2025

NOTICE TO MINERAL INTEREST OWNERS AND LESSEES
BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Billis Ranch Solar LLC
12152 E 168th Ave., Brighton, CO 80602

Re: Notification to Mineral Estate Owner of Submittal of 1041 Areas and Activities of State Interest Application

To Whom It May Concern:

This letter is to inform you that Tri-State Generation and Transmission Association, Inc. (Tri-State), has requested a public hearing with the Morgan County Board of County Commissioners to propose a 230-kV Switching Station in the A - Agricultural Zone District – Badger Creek Switching Station. You may have an interest in the mineral rights on the property more particularly described below:

Morgan County, CO
Township 1 North, Range 59 West, 6th P.M.
Section 11: All
Vesting Document: Quit Claim Deed: Rec. No. 939854

This will serve as an opportunity for stakeholders to contribute their opinions to the county on the proposed project. The Morgan County Board of County Commissioners public hearing will be held at 9:00 am on December 16, 2025, in the Commissioners' Assembly Room at the Morgan Conty Administration Building located at 231 Ensign Street, Fort Morgan, CO 80701.

If you have any questions, please feel free to contact Izzy Beshouri, Transmission Siting, Permitting & Environmental Planner, Tri-State at [redacted], or Jonathan Clark, Tri-State Land Rights and Permitting Specialist at [redacted] Alternatively, additional information can be obtained by writing or calling Nicole Hay, Planning & Zoning Director, Morgan County Planning and Zoning, 231 Ensign St., Fort Morgan, CO 80701, (970) 542-3526.

Sincerely,

Izzy Beshouri
Transmission Siting, Permitting & Environmental Planner
Tri-State Generation and Transmission Association, Inc

December 1, 2025

NOTICE TO MINERAL INTEREST OWNERS AND LESSEES
BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Heritage Oil Co. c/o Ralph A. Dinkel
8683 E. Lincoln Ave. #250, Lone Tree, CO 80124

Re: Notification to Mineral Estate Owner of Submittal of 1041 Areas and Activities of State Interest Application

To Whom It May Concern:

This letter is to inform you that Tri-State Generation and Transmission Association, Inc. (Tri-State), has requested a public hearing with the Morgan County Board of County Commissioners to propose a 230-kV Switching Station in the A - Agricultural Zone District – Badger Creek Switching Station. You may have an interest in the mineral rights on the property more particularly described below:

Morgan County, CO
Township 1 North, Range 59 West, 6th P.M.
Section 11: All
Vesting Document: Mineral Deed: Rec. No. 872175

This will serve as an opportunity for stakeholders to contribute their opinions to the county on the proposed project. The Morgan County Board of County Commissioners public hearing will be held at 9:00 am on December 16, 2025, in the Commissioners' Assembly Room at the Morgan Conty Administration Building located at 231 Ensign Street, Fort Morgan, CO 80701.

If you have any questions, please feel free to contact Izzy Beshouri, Transmission Siting, Permitting & Environmental Planner, Tri-State at [redacted] or Jonathan Clark, Tri-State Land Rights and Permitting Specialist at [redacted]. Alternatively, additional information can be obtained by writing or calling Nicole Hay, Planning & Zoning Director, Morgan County Planning and Zoning, 231 Ensign St., Fort Morgan, CO 80701, (970) 542-3526.

Sincerely,

Izzy Beshouri
Transmission Siting, Permitting & Environmental Planner
Tri-State Generation and Transmission Association, Inc

December 1, 2025

NOTICE TO MINERAL INTEREST OWNERS AND LESSEES
BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Triple T Investments, LLC
15366 Road O, Fort Morgan, CO 80701

Re: Notification to Mineral Estate Owner of Submittal of 1041 Areas and Activities of State Interest Application

To Whom It May Concern:

This letter is to inform you that Tri-State Generation and Transmission Association, Inc. (Tri-State), has requested a public hearing with the Morgan County Board of County Commissioners to propose a 230-kV Switching Station in the A - Agricultural Zone District – Badger Creek Switching Station. You may have an interest in the mineral rights on the property more particularly described below:

Morgan County, CO
Township 1 North, Range 59 West, 6th P.M.
Section 11: All
Vesting Document: Quit Claim Mineral Deed: Rec. No. 872536

This will serve as an opportunity for stakeholders to contribute their opinions to the county on the proposed project. The Morgan County Board of County Commissioners public hearing will be held at 9:00 am on December 16, 2025, in the Commissioners' Assembly Room at the Morgan Conty Administration Building located at 231 Ensign Street, Fort Morgan, CO 80701.

If you have any questions, please feel free to contact Izzy Beshouri, Transmission Siting, Permitting & Environmental Planner, Tri-State at [redacted] or Jonathan Clark, Tri-State Land Rights and Permitting Specialist at [redacted]. Alternatively, additional information can be obtained by writing or calling Nicole Hay, Planning & Zoning Director, Morgan County Planning and Zoning, 231 Ensign St., Fort Morgan, CO 80701, (970) 542-3526.

Sincerely,

Izzy Beshouri
Transmission Siting, Permitting & Environmental Planner
Tri-State Generation and Transmission Association, I

December 1, 2025

NOTICE TO MINERAL INTEREST OWNERS AND LESSEES
BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Robert Drew
6459 Zang St, Apt. #A, Arvada, CO 80004

Re: Notification to Mineral Estate Owner of Submittal of 1041 Areas and Activities of State Interest Application

To Whom It May Concern:

This letter is to inform you that Tri-State Generation and Transmission Association, Inc. (Tri-State), has requested a public hearing with the Morgan County Board of County Commissioners to propose a 230-kV Switching Station in the A - Agricultural Zone District – Badger Creek Switching Station. You may have an interest in the mineral rights on the property more particularly described below:

Morgan County, CO
Township 1 North, Range 59 West, 6th P.M.
Section 11: All
Vesting Document: PR Deed: Rec. No. 725689

This will serve as an opportunity for stakeholders to contribute their opinions to the county on the proposed project. The Morgan County Board of County Commissioners public hearing will be held at 9:00 am on December 16, 2025, in the Commissioners' Assembly Room at the Morgan Conty Administration Building located at 231 Ensign Street, Fort Morgan, CO 80701.

If you have any questions, please feel free to contact Izzy Beshouri, Transmission Siting, Permitting & Environmental Planner, Tri-State at [redacted] or Jonathan Clark, Tri-State Land Rights and Permitting Specialist at [redacted] Alternatively, additional information can be obtained by writing or calling Nicole Hay, Planning & Zoning Director, Morgan County Planning and Zoning, 231 Ensign St., Fort Morgan, CO 80701, (970) 542-3526.

Sincerely,

Izzy Beshouri
Transmission Siting, Permitting & Environmental Planner
Tri-State Generation and Transmission Association, Inc

December 1, 2025

NOTICE TO MINERAL INTEREST OWNERS AND LESSEES
BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Jeanette Wilcox
Route 1 - Box 521, Space #53, Warrenton, OR 97146

Re: Notification to Mineral Estate Owner of Submittal of 1041 Areas and Activities of State Interest Application

To Whom It May Concern:

This letter is to inform you that Tri-State Generation and Transmission Association, Inc. (Tri-State), has requested a public hearing with the Morgan County Board of County Commissioners to propose a 230-kV Switching Station in the A - Agricultural Zone District – Badger Creek Switching Station. You may have an interest in the mineral rights on the property more particularly described below:

Morgan County, CO
Township 1 North, Range 59 West, 6th P.M.
Section 11: All
Vesting Document: PR Deed: Rec. No. 725689

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If you have any questions, please feel free to contact Izzy Beshouri, Transmission Siting, Permitting & Environmental Planner, Tri-State at [redacted] or Jonathan Clark, Tri-State Land Rights and Permitting Specialist at [redacted] Alternatively, additional information can be obtained by writing or calling Nicole Hay, Planning & Zoning Director, Morgan County Planning and Zoning, 231 Ensign St., Fort Morgan, CO 80701, (970) 542-3526.

Sincerely,

Izzy Beshouri
Transmission Siting, Permitting & Environmental Planner
Tri-State Generation and Transmission Association, Inc

December 1, 2025

NOTICE TO MINERAL INTEREST OWNERS AND LESSEES
BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Curtis E. Drew
899 Pearl St, Apt. #2, Denver, CO 80203-3321

Re: Notification to Mineral Estate Owner of Submittal of 1041 Areas and Activities of State Interest Application

To Whom It May Concern:

This letter is to inform you that Tri-State Generation and Transmission Association, Inc. (Tri-State), has requested a public hearing with the Morgan County Board of County Commissioners to propose a 230-kV Switching Station in the A - Agricultural Zone District – Badger Creek Switching Station. You may have an interest in the mineral rights on the property more particularly described below:

Morgan County, CO
Township 1 North, Range 59 West, 6th P.M.
Section 11: All
Vesting Document: Affidavit of Heirship: Rec. No. 874729, Affidavit of Heirship: Rec. No. 874730

This will serve as an opportunity for stakeholders to contribute their opinions to the county on the proposed project. The Morgan County Board of County Commissioners public hearing will be held at 9:00 am on December 16, 2025, in the Commissioners' Assembly Room at the Morgan Conty Administration Building located at 231 Ensign Street, Fort Morgan, CO 80701.

If you have any questions, please feel free to contact Izzy Beshouri, Transmission Siting, Permitting & Environmental Planner, Tri-State at [redacted], or Jonathan Clark, Tri-State Land Rights and Permitting Specialist at [redacted] Alternatively, additional information can be obtained by writing or calling Nicole Hay, Planning & Zoning Director, Morgan County Planning and Zoning, 231 Ensign St., Fort Morgan, CO 80701, (970) 542-3526.

Sincerely,

Izzy Beshouri
Transmission Siting, Permitting & Environmental Planner
Tri-State Generation and Transmission Association, Inc

December 1, 2025

NOTICE TO MINERAL INTEREST OWNERS AND LESSEES
BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Delbert Drew
823 27th Ave, Greeley, CO 80634

Re: Notification to Mineral Estate Owner of Submittal of 1041 Areas and Activities of State Interest Application

To Whom It May Concern:

This letter is to inform you that Tri-State Generation and Transmission Association, Inc. (Tri-State), has requested a public hearing with the Morgan County Board of County Commissioners to propose a 230-kV Switching Station in the A - Agricultural Zone District – Badger Creek Switching Station. You may have an interest in the mineral rights on the property more particularly described below:

Morgan County, CO
Township 1 North, Range 59 West, 6th P.M.
Section 11: All
Vesting Document: PR Deed: Rec. No. 725689

This will serve as an opportunity for stakeholders to contribute their opinions to the county on the proposed project. The Morgan County Board of County Commissioners public hearing will be held at 9:00 am on December 16, 2025, in the Commissioners' Assembly Room at the Morgan Conty Administration Building located at 231 Ensign Street, Fort Morgan, CO 80701.

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Sincerely,

Izzy Beshouri
Transmission Siting, Permitting & Environmental Planner
Tri-State Generation and Transmission Association, Inc

December 1, 2025

NOTICE TO MINERAL INTEREST OWNERS AND LESSEES
BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Donald Drew
321 South Lake St, Fort Morgan, CO 80701

Re: Notification to Mineral Estate Owner of Submittal of 1041 Areas and Activities of State Interest Application

To Whom It May Concern:

This letter is to inform you that Tri-State Generation and Transmission Association, Inc. (Tri-State), has requested a public hearing with the Morgan County Board of County Commissioners to propose a 230-kV Switching Station in the A - Agricultural Zone District – Badger Creek Switching Station. You may have an interest in the mineral rights on the property more particularly described below:

Morgan County, CO
Township 1 North, Range 59 West, 6th P.M.
Section 11: All
Vesting Document: PR Deed: Rec. No. 725689

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If you have any questions, please feel free to contact Izzy Beshouri, Transmission Siting, Permitting & Environmental Planner, Tri-State at [redacted] or Jonathan Clark, Tri-State Land Rights and Permitting Specialist at [redacted] Alternatively, additional information can be obtained by writing or calling Nicole Hay, Planning & Zoning Director, Morgan County Planning and Zoning, 231 Ensign St., Fort Morgan, CO 80701, (970) 542-3526.

Sincerely,

Izzy Beshouri
Transmission Siting, Permitting & Environmental Planner
Tri-State Generation and Transmission Association, Inc

December 1, 2025

NOTICE TO MINERAL INTEREST OWNERS AND LESSEES
BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED

John J. Hegarty
9787 West Peak View Dr, Littleton, CO 80123-3195

Re: Notification to Mineral Estate Owner of Submittal of 1041 Areas and Activities of State Interest Application

To Whom It May Concern:

This letter is to inform you that Tri-State Generation and Transmission Association, Inc. (Tri-State), has requested a public hearing with the Morgan County Board of County Commissioners to propose a 230-kV Switching Station in the A - Agricultural Zone District – Badger Creek Switching Station. You may have an interest in the mineral rights on the property more particularly described below:

Morgan County, CO
Township 1 North, Range 59 West, 6th P.M.
Section 11: All
Vesting Document: PR Deed: Rec. No. 725689

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Sincerely,

Izzy Beshouri
Transmission Siting, Permitting & Environmental Planner
Tri-State Generation and Transmission Association, Inc

December 1, 2025

NOTICE TO MINERAL INTEREST OWNERS AND LESSEES
BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Warren Drew
4399 Pinto Rd, Kingman, AZ 86401

Re: Notification to Mineral Estate Owner of Submittal of 1041 Areas and Activities of State Interest Application

To Whom It May Concern:

This letter is to inform you that Tri-State Generation and Transmission Association, Inc. (Tri-State), has requested a public hearing with the Morgan County Board of County Commissioners to propose a 230-kV Switching Station in the A - Agricultural Zone District – Badger Creek Switching Station. You may have an interest in the mineral rights on the property more particularly described below:

Morgan County, CO
Township 1 North, Range 59 West, 6th P.M.
Section 11: All
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Sincerely,

Izzy Beshouri
Transmission Siting, Permitting & Environmental Planner
Tri-State Generation and Transmission Association, Inc

December 1, 2025

NOTICE TO MINERAL INTEREST OWNERS AND LESSEES
BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Pricilla Peters
6891 East 80th Ave. Commerce City, CO 80022

Re: Notification to Mineral Estate Owner of Submittal of 1041 Areas and Activities of State Interest Application

To Whom It May Concern:

This letter is to inform you that Tri-State Generation and Transmission Association, Inc. (Tri-State), has requested a public hearing with the Morgan County Board of County Commissioners to propose a 230-kV Switching Station in the A - Agricultural Zone District – Badger Creek Switching Station. You may have an interest in the mineral rights on the property more particularly described below:

Morgan County, CO
Township 1 North, Range 59 West, 6th P.M.
Section 11: All
Vesting Document: PR Deed: Rec. No. 725689

This will serve as an opportunity for stakeholders to contribute their opinions to the county on the proposed project. The Morgan County Board of County Commissioners public hearing will be held at 9:00 am on December 16, 2025, in the Commissioners' Assembly Room at the Morgan Conty Administration Building located at 231 Ensign Street, Fort Morgan, CO 80701.

If you have any questions, please feel free to contact Izzy Beshouri, Transmission Siting, Permitting & Environmental Planner, Tri-State at [redacted] or Jonathan Clark, Tri-State Land Rights and Permitting Specialist at [redacted]. Alternatively, additional information can be obtained by writing or calling Nicole Hay, Planning & Zoning Director, Morgan County Planning and Zoning, 231 Ensign St., Fort Morgan, CO 80701, (970) 542-3526.

Sincerely,

Izzy Beshouri
Transmission Siting, Permitting & Environmental Planner
Tri-State Generation and Transmission Association, Inc

December 1, 2025

NOTICE TO MINERAL INTEREST OWNERS AND LESSEES
BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED

John Michael Drew
12063 Glencoe St, Thornton, CO 80241

Re: Notification to Mineral Estate Owner of Submittal of 1041 Areas and Activities of State Interest Application

To Whom It May Concern:

This letter is to inform you that Tri-State Generation and Transmission Association, Inc. (Tri-State), has requested a public hearing with the Morgan County Board of County Commissioners to propose a 230-kV Switching Station in the A - Agricultural Zone District – Badger Creek Switching Station. You may have an interest in the mineral rights on the property more particularly described below:

Morgan County, CO
Township 1 North, Range 59 West, 6th P.M.
Section 11: All
Vesting Document: PR Deed: Rec. No. 725689

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Sincerely,

Izzy Beshouri
Transmission Siting, Permitting & Environmental Planner
Tri-State Generation and Transmission Association, Inc

December 1, 2025

NOTICE TO MINERAL INTEREST OWNERS AND LESSEES
BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Daniece Drew
1100 Linda St, Apt. A117, Fort Morgan, CO 80701

Re: Notification to Mineral Estate Owner of Submittal of 1041 Areas and Activities of State Interest Application

To Whom It May Concern:

This letter is to inform you that Tri-State Generation and Transmission Association, Inc. (Tri-State), has requested a public hearing with the Morgan County Board of County Commissioners to propose a 230-kV Switching Station in the A - Agricultural Zone District – Badger Creek Switching Station. You may have an interest in the mineral rights on the property more particularly described below:

Morgan County, CO
Township 1 North, Range 59 West, 6th P.M.
Section 11: All
Vesting Document: PR Deed: Rec. No. 725689

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Izzy Beshouri
Transmission Siting, Permitting & Environmental Planner
Tri-State Generation and Transmission Association, Inc

December 1, 2025

NOTICE TO MINERAL INTEREST OWNERS AND LESSEES
BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Patricia Jo Gawith and Zane D. Simmonds, PR's of the Estate of Evelyn Sagel, dec'd
Attn: McClary Law P.O. Box 597, Fort Morgan, CO 80701

Re: Notification to Mineral Estate Owner of Submittal of 1041 Areas and Activities of State Interest Application

To Whom It May Concern:

This letter is to inform you that Tri-State Generation and Transmission Association, Inc. (Tri-State), has requested a public hearing with the Morgan County Board of County Commissioners to propose a 230-kV Switching Station in the A - Agricultural Zone District – Badger Creek Switching Station. You may have an interest in the mineral rights on the property more particularly described below:

Morgan County, CO
Township 1 North, Range 59 West, 6th P.M.
Section 11: All
Vesting Document: Letters Testamentary: Rec. No. 925498

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Sincerely,

Izzy Beshouri
Transmission Siting, Permitting & Environmental Planner
Tri-State Generation and Transmission Association, Inc

December 1, 2025

NOTICE TO MINERAL INTEREST OWNERS AND LESSEES
BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Pam Roberts, ala Pam Taylor
4624 Valley Overlook Dr, Apt. 206, Midlothian, VA 23112

Re: Notification to Mineral Estate Owner of Submittal of 1041 Areas and Activities of State Interest Application

To Whom It May Concern:

This letter is to inform you that Tri-State Generation and Transmission Association, Inc. (Tri-State), has requested a public hearing with the Morgan County Board of County Commissioners to propose a 230-kV Switching Station in the A - Agricultural Zone District – Badger Creek Switching Station. You may have an interest in the mineral rights on the property more particularly described below:

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Township 1 North, Range 59 West, 6th P.M.
Section 11: All
Vesting Document: PR Deed: Rec. No. 725689

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Izzy Beshouri
Transmission Siting, Permitting & Environmental Planner
Tri-State Generation and Transmission Association, Inc

December 1, 2025

NOTICE TO MINERAL INTEREST OWNERS AND LESSEES
BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED

David Roberts aka Michael David Roberts
1442 Pinecone St, Moscow, ID 83843

Re: Notification to Mineral Estate Owner of Submittal of 1041 Areas and Activities of State Interest Application

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Township 1 North, Range 59 West, 6th P.M.
Section 11: All
Vesting Document: PR Deed: Rec. No. 725689

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Sincerely,

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Transmission Siting, Permitting & Environmental Planner
Tri-State Generation and Transmission Association, Inc

December 1, 2025

NOTICE TO MINERAL INTEREST OWNERS AND LESSEES
BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Crisanne Orgaard
3717 Normandy St, Bismarck, ND 58503

Re: Notification to Mineral Estate Owner of Submittal of 1041 Areas and Activities of State Interest Application

To Whom It May Concern:

This letter is to inform you that Tri-State Generation and Transmission Association, Inc. (Tri-State), has requested a public hearing with the Morgan County Board of County Commissioners to propose a 230-kV Switching Station in the A - Agricultural Zone District – Badger Creek Switching Station. You may have an interest in the mineral rights on the property more particularly described below:

Morgan County, CO
Township 1 North, Range 59 West, 6th P.M.
Section 11: All
Vesting Document: Quit Claim Deed: Rec. No. 903273

This will serve as an opportunity for stakeholders to contribute their opinions to the county on the proposed project. The Morgan County Board of County Commissioners public hearing will be held at 9:00 am on December 16, 2025, in the Commissioners' Assembly Room at the Morgan Conty Administration Building located at 231 Ensign Street, Fort Morgan, CO 80701.

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Sincerely,

Izzy Beshouri
Transmission Siting, Permitting & Environmental Planner
Tri-State Generation and Transmission Association, Inc

TRI-STATE

December 1, 2025

NOTICE TO MINERAL INTEREST OWNERS AND LESSEES
BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Kay Renee Bear
14905 E Alki Ln, Spokane, WA 99216

Re: Notification to Mineral Estate Owner of Submittal of 1041 Areas and Activities of State Interest Application

To Whom It May Concern:

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Section 11: All
Vesting Document: Quit Claim Deed: Rec. No. 903273

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Sincerely,

Izzy Beshouri
Transmission Siting, Permitting & Environmental Planner
Tri-State Generation and Transmission Association, Inc

December 1, 2025

NOTICE TO MINERAL INTEREST OWNERS AND LESSEES
BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED

John Edward Drew
1337 Albany Dr, Bismarck, ND 58504

Re: Notification to Mineral Estate Owner of Submittal of 1041 Areas and Activities of State Interest Application

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Izzy Beshouri
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Tri-State Generation and Transmission Association, Inc

December 1, 2025

NOTICE TO MINERAL INTEREST OWNERS AND LESSEES
BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Jim Drew aka James Drew
P.O. Box 1235, Jamestown, ND 585401

Re: Notification to Mineral Estate Owner of Submittal of 1041 Areas and Activities of State Interest Application

To Whom It May Concern:

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Township 1 North, Range 59 West, 6th P.M.
Section 11: All
Vesting Document: PR Deed: Rec. No. 725689

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Sincerely,

Izzy Beshouri
Transmission Siting, Permitting & Environmental Planner
Tri-State Generation and Transmission Association, Inc

December 1, 2025

NOTICE TO MINERAL INTEREST OWNERS AND LESSEES
BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Rae Ann Drew
HCR Route 38, Box 70, Las Vegas, NV 89124-9105

Re: Notification to Mineral Estate Owner of Submittal of 1041 Areas and Activities of State Interest Application

To Whom It May Concern:

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Transmission Siting, Permitting & Environmental Planner
Tri-State Generation and Transmission Association, Inc

December 1, 2025

NOTICE TO MINERAL INTEREST OWNERS AND LESSEES
BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Susan M. Hergenreter c/o
84577 Highway 144, Weldona, CO 80653

Re: Notification to Mineral Estate Owner of Submittal of 1041 Areas and Activities of State Interest Application

To Whom It May Concern:

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Morgan County, CO
Township 1 North, Range 59 West, 6th P.M.
Section 11: All
Vesting Document: PR Deed: Rec. No. 892517

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Sincerely,

Izzy Beshouri
Transmission Siting, Permitting & Environmental Planner
Tri-State Generation and Transmission Association, Inc

December 1, 2025

NOTICE TO MINERAL INTEREST OWNERS AND LESSEES
BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Ronald E. Cox c/o
84577 Highway 144, Weldona, CO 80653

Re: Notification to Mineral Estate Owner of Submittal of 1041 Areas and Activities of State Interest Application

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Sincerely,

Izzy Beshouri
Transmission Siting, Permitting & Environmental Planner
Tri-State Generation and Transmission Association, Inc

TRI-STATE

December 1, 2025

NOTICE TO MINERAL INTEREST OWNERS AND LESSEES
BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Kathleen L. Lorenzini c/o
84577 Highway 144, Weldona, CO 80653

Re: Notification to Mineral Estate Owner of Submittal of 1041 Areas and Activities of State Interest Application

To Whom It May Concern:

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Section 11: All
Vesting Document: PR Deed: Rec. No. 892517

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Sincerely,

Izzy Beshouri
Transmission Siting, Permitting & Environmental Planner
Tri-State Generation and Transmission Association, Inc

December 1, 2025

NOTICE TO MINERAL INTEREST OWNERS AND LESSEES
BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Colleen K. Gillilnad c/o
84577 Highway 144, Weldona, CO 80653

Re: Notification to Mineral Estate Owner of Submittal of 1041 Areas and Activities of State Interest Application

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Tri-State Generation and Transmission Association, Inc

December 1, 2025

NOTICE TO MINERAL INTEREST OWNERS AND LESSEES
BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Carol Easter
29 Hartford Dr, Lucasville, OH 45648

Re: Notification to Mineral Estate Owner of Submittal of 1041 Areas and Activities of State Interest Application

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Morgan County, CO
Township 1 North, Range 59 West, 6th P.M.
Section 11: All
Vesting Document: Affidavit of Heirship: Rec. No. 873842, Affidavit of Heirship: Rec. No. 873843

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Transmission Siting, Permitting & Environmental Planner
Tri-State Generation and Transmission Association, Inc

December 1, 2025

NOTICE TO MINERAL INTEREST OWNERS AND LESSEES
BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Connie Evans
1510 Lake Point Way, Unit 43, Centerville, OH 45459

Re: Notification to Mineral Estate Owner of Submittal of 1041 Areas and Activities of State Interest Application

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Izzy Beshouri
Transmission Siting, Permitting & Environmental Planner
Tri-State Generation and Transmission Association, Inc

December 1, 2025

NOTICE TO MINERAL INTEREST OWNERS AND LESSEES
BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Gary Hudson
7795 Normandy Ln, Centerville, OH 45459

Re: Notification to Mineral Estate Owner of Submittal of 1041 Areas and Activities of State Interest Application

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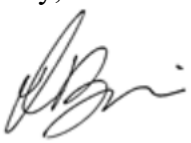
Sincerely,



Izzy Beshouri
Transmission Siting, Permitting & Environmental Planner
Tri-State Generation and Transmission Association, Inc

December 1, 2025

NOTICE TO MINERAL INTEREST OWNERS AND LESSEES
BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Gregg Hudson
2700 Richlawn Cir, Kettering, OH 45440

Re: Notification to Mineral Estate Owner of Submittal of 1041 Areas and Activities of State Interest Application

To Whom It May Concern:

This letter is to inform you that Tri-State Generation and Transmission Association, Inc. (Tri-State), has requested a public hearing with the Morgan County Board of County Commissioners to propose a 230-kV Switching Station in the A - Agricultural Zone District – Badger Creek Switching Station. You may have an interest in the mineral rights on the property more particularly described below:

Morgan County, CO
Township 1 North, Range 59 West, 6th P.M.
Section 11: All
Vesting Document: Affidavit of Heirship: Rec. No. 873842, Affidavit of Heirship: Rec. No. 873843

This will serve as an opportunity for stakeholders to contribute their opinions to the county on the proposed project. The Morgan County Board of County Commissioners public hearing will be held at 9:00 am on December 16, 2025, in the Commissioners' Assembly Room at the Morgan Conty Administration Building located at 231 Ensign Street, Fort Morgan, CO 80701.

If you have any questions, please feel free to contact Izzy Beshouri, Transmission Siting, Permitting & Environmental Planner, Tri-State at [redacted], or Jonathan Clark, Tri-State Land Rights and Permitting Specialist at [redacted]. Alternatively, additional information can be obtained by writing or calling Nicole Hay, Planning & Zoning Director, Morgan County Planning and Zoning, 231 Ensign St., Fort Morgan, CO 80701, (970) 542-3526.

Sincerely,

Izzy Beshouri
Transmission Siting, Permitting & Environmental Planner
Tri-State Generation and Transmission Association, Inc

TRI-STATE

December 1, 2025

NOTICE TO MINERAL INTEREST OWNERS AND LESSEES
BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Elisa Drew
3427 E. 117th Place, Thornton, CO 80233

Re: Notification to Mineral Estate Owner of Submittal of 1041 Areas and Activities of State Interest Application

To Whom It May Concern:

This letter is to inform you that Tri-State Generation and Transmission Association, Inc. (Tri-State), has requested a public hearing with the Morgan County Board of County Commissioners to propose a 230-kV Switching Station in the A - Agricultural Zone District – Badger Creek Switching Station. You may have an interest in the mineral rights on the property more particularly described below:

Morgan County, CO
Township 1 North, Range 59 West, 6th P.M.
Section 11: All
Vesting Document: Affidavit of Heirship: Rec. No. 873905

This will serve as an opportunity for stakeholders to contribute their opinions to the county on the proposed project. The Morgan County Board of County Commissioners public hearing will be held at 9:00 am on December 16, 2025, in the Commissioners' Assembly Room at the Morgan Conty Administration Building located at 231 Ensign Street, Fort Morgan, CO 80701.

If you have any questions, please feel free to contact Izzy Beshouri, Transmission Siting, Permitting & Environmental Planner, Tri-State at [redacted], or Jonathan Clark, Tri-State Land Rights and Permitting Specialist at [redacted]. Alternatively, additional information can be obtained by writing or calling Nicole Hay, Planning & Zoning Director, Morgan County Planning and Zoning, 231 Ensign St., Fort Morgan, CO 80701, (970) 542-3526.

Sincerely,

Izzy Beshouri
Transmission Siting, Permitting & Environmental Planner
Tri-State Generation and Transmission Association, Inc

December 1, 2025

NOTICE TO MINERAL INTEREST OWNERS AND LESSEES
BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Philip Brian Drew
2015 N Main, Logan, UT 84341

Re: Notification to Mineral Estate Owner of Submittal of 1041 Areas and Activities of State Interest Application

To Whom It May Concern:

This letter is to inform you that Tri-State Generation and Transmission Association, Inc. (Tri-State), has requested a public hearing with the Morgan County Board of County Commissioners to propose a 230-kV Switching Station in the A - Agricultural Zone District – Badger Creek Switching Station. You may have an interest in the mineral rights on the property more particularly described below:

Morgan County, CO
Township 1 North, Range 59 West, 6th P.M.
Section 11: All
Vesting Document: Affidavit of Heirship: Rec. No. 873905

This will serve as an opportunity for stakeholders to contribute their opinions to the county on the proposed project. The Morgan County Board of County Commissioners public hearing will be held at 9:00 am on December 16, 2025, in the Commissioners' Assembly Room at the Morgan Conty Administration Building located at 231 Ensign Street, Fort Morgan, CO 80701.

If you have any questions, please feel free to contact Izzy Beshouri, Transmission Siting, Permitting & Environmental Planner, Tri-State at [redacted], or Jonathan Clark, Tri-State Land Rights and Permitting Specialist at [redacted]. Alternatively, additional information can be obtained by writing or calling Nicole Hay, Planning & Zoning Director, Morgan County Planning and Zoning, 231 Ensign St., Fort Morgan, CO 80701, (970) 542-3526.

Sincerely,

Izzy Beshouri
Transmission Siting, Permitting & Environmental Planner
Tri-State Generation and Transmission Association, Inc

December 1, 2025

NOTICE TO MINERAL INTEREST OWNERS AND LESSEES
BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Renee Gibbs
500 Kauffman Ave, Fairborn, OH 45324

Re: Notification to Mineral Estate Owner of Submittal of 1041 Areas and Activities of State Interest Application

To Whom It May Concern:

This letter is to inform you that Tri-State Generation and Transmission Association, Inc. (Tri-State), has requested a public hearing with the Morgan County Board of County Commissioners to propose a 230-kV Switching Station in the A - Agricultural Zone District – Badger Creek Switching Station. You may have an interest in the mineral rights on the property more particularly described below:

Morgan County, CO
Township 1 North, Range 59 West, 6th P.M.
Section 11: All
Vesting Document: Affidavit of Heirship: Rec. No. 873842

This will serve as an opportunity for stakeholders to contribute their opinions to the county on the proposed project. The Morgan County Board of County Commissioners public hearing will be held at 9:00 am on December 16, 2025, in the Commissioners' Assembly Room at the Morgan Conty Administration Building located at 231 Ensign Street, Fort Morgan, CO 80701.

If you have any questions, please feel free to contact Izzy Beshouri, Transmission Siting, Permitting & Environmental Planner, Tri-State at [redacted] or Jonathan Clark, Tri-State Land Rights and Permitting Specialist at [redacted]. Alternatively, additional information can be obtained by writing or calling Nicole Hay, Planning & Zoning Director, Morgan County Planning and Zoning, 231 Ensign St., Fort Morgan, CO 80701, (970) 542-3526.

Sincerely,

Izzy Beshouri
Transmission Siting, Permitting & Environmental Planner
Tri-State Generation and Transmission Association, Inc

TRI-STATE

December 1, 2025

NOTICE TO MINERAL INTEREST OWNERS AND LESSEES
BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Brad Cooper
500 Kauffman Ave, Fairborn, OH 45324

Re: Notification to Mineral Estate Owner of Submittal of 1041 Areas and Activities of State Interest Application

To Whom It May Concern:

This letter is to inform you that Tri-State Generation and Transmission Association, Inc. (Tri-State), has requested a public hearing with the Morgan County Board of County Commissioners to propose a 230-kV Switching Station in the A - Agricultural Zone District – Badger Creek Switching Station. You may have an interest in the mineral rights on the property more particularly described below:

Morgan County, CO
Township 1 North, Range 59 West, 6th P.M.
Section 11: All
Vesting Document: Affidavit of Heirship: Rec. No. 873843

This will serve as an opportunity for stakeholders to contribute their opinions to the county on the proposed project. The Morgan County Board of County Commissioners public hearing will be held at 9:00 am on December 16, 2025, in the Commissioners' Assembly Room at the Morgan Conty Administration Building located at 231 Ensign Street, Fort Morgan, CO 80701.

If you have any questions, please feel free to contact Izzy Beshouri, Transmission Siting, Permitting & Environmental Planner, Tri-State at [redacted] or Jonathan Clark, Tri-State Land Rights and Permitting Specialist at [redacted]. Alternatively, additional information can be obtained by writing or calling Nicole Hay, Planning & Zoning Director, Morgan County Planning and Zoning, 231 Ensign St., Fort Morgan, CO 80701, (970) 542-3526.

Sincerely,

Izzy Beshouri
Transmission Siting, Permitting & Environmental Planner
Tri-State Generation and Transmission Association, Inc

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Sent To: Warren Drew
Street and Apt. No., or PO Box No.: 4399 Pinto Rd
City, State, ZIP+4®: Kingman, AZ 86401

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Street and Apt. No., or PO Box No.: 9787 W Peak View Dr
City, State, ZIP+4®: Littleton, CO 80123-3195

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Moscow, ID 83843

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Postage	$0.78
Total Postage and Fees	$6.08

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City, State, ZIP+4®: Moscow, ID 83843

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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
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Postage	$0.78
Total Postage and Fees	$6.08

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Sent To: Pricilla Peters
Street and Apt. No., or PO Box No.: 6891 East 80th Ave
City, State, ZIP+4®: Commerce City, CO 80022

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Jamestown, ND 58401

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Sent To: James Drew aka Jim Drew
Street and Apt. No., or PO Box No.: PO Box 1235
City, State, ZIP+4®: Jamestown, ND 58401

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Street and Apt. No., or PO Box No.: 14905 E Alki Ln
City, State, ZIP+4®: Spokane, WA 99216

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City, State, ZIP+4®: Las Vegas, NV 89124-9105

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Sent To: Ronald E. Cox
Street and Apt. No., or PO Box No.: 84577 Highway 144
City, State, ZIP+4®: Weldona, CO 80653

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Sent To: Carol Easter
Street and Apt. No., or PO Box No.: 29 Hartford Dr
City, State, ZIP+4®: Lucasville, OH 45648

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Fort Morgan, CO 80701

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Sent To: Patricia Jo Gravitt & Zane D. Simmonds
Street and Apt. No., or PO Box No.: McClary Lane PO Box 507
City, State, ZIP+4®: Fort Morgan, CO 80701

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Bismarck, ND 58503

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Sent To: Crisanne Orgaard
Street and Apt. No., or PO Box No.: 3717 Normandy St
City, State, ZIP+4®: Bismarck, ND 58503

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Weldona, CO 80653

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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
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11/13/2025

Sent To: Kathleen L. Lorenzini c/o
Street and Apt. No., or PO Box No.: 84577 Highway 144
City, State, ZIP+4®: Weldona, CO 80653

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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
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Sent To: Gregg Hudson
Street and Apt. No., or PO Box No.: 2700 Richlawn Cir
City, State, ZIP+4®: Kettering, OH 45440

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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

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NOV 13 2025
11/13/2025

Sent To: Connie Evans
Street and Apt. No., or PO Box No.: 1510 Lake Point Way, Unit 43
City, State, ZIP+4®: Centerville, OH 45459

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Fairborn, OH 45324

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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

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NOV 13 2025
11/13/2025

Sent To: Renee Gibbs
Street and Apt. No., or PO Box No.: 500 Kauffman Ave
City, State, ZIP+4®: Fairborn, OH 45324

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Logan, UT 84341

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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

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NOV 13 2025
11/13/2025

Sent To: Philip Brian Drew
Street and Apt. No., or PO Box No.: 2015 N Main St.
City, State, ZIP+4®: Logan, UT 84341

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Lone Tree, CO 80124

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☐ Return Receipt (hardcopy)	$0.00
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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

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NOV 13 2025
11/13/2025

Sent To: Heritage Oil Co. c/o Ralph A. Dinkel
Street and Apt. No., or PO Box No.: 8685 E. Lincoln Ave., #250
City, State, ZIP+4®: Lone Tree, CO 80124

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Brighton, CO 80602

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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

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NOV 13 2025
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Sent To: Billis Ranch Solar LLC
Street and Apt. No., or PO Box No.: 12152 E 168th Ave
City, State, ZIP+4®: Brighton, CO 80602

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Warrenton, OR 97146

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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

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Sent To: Jeanette Wilcox
Street and Apt. No., or PO Box No.: Route 1, Box 521, Space #53
City, State, ZIP+4®: Warrenton, OR 97146

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Arvada, CO 80004

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Extra Services & Fees (check box, add fee as appropriate)	
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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

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NOV 13 2025

11/13/2025

80219 USPS

Sent To: Robert Drew
Street and Apt. No., or PO Box No.: 6459 Zang St, Apt. A
City, State, ZIP+4®: Arvada, CO 80004

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Greeley, CO 80634

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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

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80219 USPS

Sent To: Delbert Drew
Street and Apt. No., or PO Box No.: 823 27th Ave
City, State, ZIP+4®: Greeley, CO 80634

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2873 5810 41

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Denver, CO 80203

Certified Mail Fee	$5.30
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☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
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☐ Adult Signature Required	$0.00
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Postage	$0.78
Total Postage and Fees	$6.08

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80219 USPS

Sent To: Curtis E. Drew
Street and Apt. No., or PO Box No.: 899 Pearl St, Apt. #2
City, State, ZIP+4®: Denver, CO 80203-3321

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Fairborn, OH 45324

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☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

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NOV 13 2025

11/13/2025

80219 USPS

Sent To: Brad Cooper
Street and Apt. No., or PO Box No.: 500 Kauffman Ave
City, State, ZIP+4®: Fairborn, OH 45324

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Fort Morgan, CO 80701

Certified Mail Fee	$5.30
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☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

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NOV 13 2025

11/13/2025

80219 USPS

Sent To: Triple T Investments
Street and Apt. No., or PO Box No.: 15366 Road O
City, State, ZIP+4®: Fort Morgan, CO 80701

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

0068 03
Postmark Here
NOV 13 2025
11/13/2025
WESTWOOD STATION DENVER CO
80219 USPS

Sent To: Gary Hudson
Street and Apt. No., or PO Box No.: 7795 Normandy Ln
City, State, ZIP+4®: Centerville, OH 45459

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Denver, CO 80233

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

0068 03
Postmark Here
NOV 13 2025
11/13/2025
WESTWOOD STATION DENVER CO
80219 USPS

Sent To: Elisa Drew
Street and Apt. No., or PO Box No.: 3427 E. 117th Pl
City, State, ZIP+4®: Thornton, CO 80233

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Weldona, CO 80653

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

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Postmark Here
NOV 13 2025
11/13/2025
WESTWOOD STATION DENVER CO
80219 USPS

Sent To: Susan Hergenreter c/o
Street and Apt. No., or PO Box No.: 84577 Highway 144
City, State, ZIP+4®: Weldona, CO 80653

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Weldona, CO 80653

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

0068 03
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NOV 13 2025
11/13/2025
WESTWOOD STATION DENVER CO
80219 USPS

Sent To: Colleen K. Gilliland c/o
Street and Apt. No., or PO Box No.: 84577 Highway 144
City, State, ZIP+4®: Weldona, CO 80653

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Midlothian, VA 23112

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

0068 03
Postmark Here
NOV 13 2025
11/13/2025
WESTWOOD STATION DENVER CO
80219 USPS

Sent To: Pam Roberts ala Pam Taylor
Street and Apt. No., or PO Box No.: 4624 Valley Overlook Dr, Apt. 206
City, State, ZIP+4®: Midlothian, VA 23112

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Bismarck, ND 58504

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

0068 03
Postmark Here
NOV 13 2025
11/13/2025
WESTWOOD STATION DENVER CO
80219 USPS

Sent To: John Edward Drew
Street and Apt. No., or PO Box No.: 1337 Albany Dr
City, State, ZIP+4®: Bismarck, ND 58504

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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For delivery information, visit our website at *www.usps.com®*.
Thornton, CO 80241

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

WESTWOOD STATION DENVER CO
0068 03
NOV 13 2025
Postmark Here
11/13/2025
80219 USPS

Sent To: John Michael Drew
Street and Apt. No., or PO Box No.: 12063 Glencoe St
City, State, ZIP+4®: Thornton, CO 80241

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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For delivery information, visit our website at *www.usps.com®*.
Fort Morgan, CO 80701

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

WESTWOOD STATION DENVER CO
0068 03
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NOV 13 2025
11/13/2025
80219 USPS

Sent To: Daniele Drew
Street and Apt. No., or PO Box No.: 1100 Linda St, Apt. A117
City, State, ZIP+4®: Fort Morgan, CO 80701

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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For delivery information, visit our website at *www.usps.com®*.
Fort Morgan, CO 80701

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

WESTWOOD STATION DENVER CO
0068 03
Postmark Here
NOV 13 2025
11/13/2025
80219 USPS

Sent To: Donald Drew
Street and Apt. No., or PO Box No.: 321 S Lake St
City, State, ZIP+4®: Fort Morgan, CO 80701

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Big Sandy-Badger Creek 230-kV Transmission Project
Tri-State Generation and Transmission Association, Inc.

Property Owner Search Process

Mineral Owners: Tri-State contracted a mineral title search out to ETR Land Services for the Badger Creek Switching Station parcel. The mineral title search was completed and submitted to Tri-State on 8-8-2025. ETR Land Services provided mineral deeds, mineral owner addresses, and percentage of ownership.

Surface Owners: The Tri-State Land Rights Department conducted a search for landowners within 500 feet of the proposed transmission centerline. For the parcels proposed to be crossed by the transmission line, Tri-State used its existing records for landowner contact information, collected from and verified by a combination of title research and individual meetings with landowners. This information has been collected over the past two years and was cross-checked with the Morgan County Parcel Viewer on 12-4-2025. For landowners that are within 500 feet of the proposed centerline but not crossed by the route, Tri-State obtained contact information using the Morgan County Parcel Viewer website. That data is solely based on the Morgan County Parcel Viewer website, and the search was conducted on 12-4-2025.

Table 1. Landowner Names and Addresses: All Parcels.

Parcel ID	Landowner Name	Section	Township	Range	Street Address	City	State	Zip	Comment
149134000002	Joseph R & Ann M Archuleta	35	1N	56W	PO Box 922	Snyder	CO	80750	CL on
149135000002	Randy Owen Fiscus & Lynn R Dilley	35	1N	56W	PO Box 803	Brush	CO	80723	CL within 500 feet
149134000001	Douglas Queen	34	1N	56W	PO Box 731	Brush	CO	80723	CL on
149135000001	CRAIG J & SHARON L Quick REVOCABLE TRUST	34	1N	56W	26306 CO RD J	Woodrow	Co	80757	CL within 500 feet
149127000001	Curtis Ranch LLP	27	1N	56W	32702 CO RD V	Brush	CO	80723	CL on
149126000002	CRAIG J & SHARON L Quick REVOCABLE TRUST	26	1N	56W	26306 CO RD J	Woodrow	Co	80757	CL within 500 feet
149126000001	DORIS J CHENOWETH TRUST, In Care Of Beth Pfos	26	1N	56W	11373 JERSEY WAY	Thornton	Co	80233	CL within 500 feet
149122000001	Curtis Ranch LLP	24	1N	57W	32702 CO RD V	Brush	CO	80723	CL on
149122000002	Curtis Ranch LLP	24	1N	58W	32702 CO RD V	Brush	CO	80723	CL on
149123000002	DORIS J CHENOWETH TRUST, In Care Of Beth Pfos	24	1N	58W	11373 JERSEY WAY	Thornton	Co	80233	CL within 500 feet
149123000001	Curtis Ranch LLP	24	1N	59W	32702 CO RD V	Brush	CO	80723	CL within 500 feet
149121000001	Curtis Ranch LLP	23	1N	56W	32702 CO RD V	Brush	CO	80723	CL on
149121000002	DJD David Properties LLC	23	1N	56W	7300 CO RD 15	Fort Morgan	CO	80701	CL on
149120000001	DJD David Properties LLC	23	1N	57W	7300 CO RD 15	Fort Morgan	CO	80701	CL on
149119000001	Shifting Sands Ranch, LLC	23	1N	57W	PO Box 175	Roggen	CO	80652	CL on
148924000001	Shifting Sands Ranch, LLC	23	1N	57W	PO Box 175	Roggen	CO	80652	CL on
148923000001	Shifting Sands Ranch, LLC	23	1N	58W	PO Box 175	Roggen	CO	80652	CL on
148923000004	LEWTON LAND CO	23	1N	58W	47500 E 144TH AVE	Bennett	CO	80102	CL within 500 feet
148923000003	LEWTON LAND CO	22	1N	56W	47500 E 144TH AVE	Bennett	CO	80102	CL within 500 feet
148922000001	Shifting Sands Ranch, LLC	22	1N	56W	PO Box 175	Roggen	CO	80652	CL on
148922000002	Glenn Ranch & Cattle Company RLLP	22	1N	57W	6432 CO RD 19	Fort Morgan	CO	80701	CL on
148922000004	LEWTON LAND CO	22	1N	57W	47500 E 144TH AVE	Bennett	CO	80102	CL within 500 feet
148921000001	Glenn Ranch & Cattle Company RLLP	22	1N	57W	6432 CO RD 19	Fort Morgan	CO	80701	CL on
148921000002	LEWTON LAND CO	22	1N	58W	47500 E 144TH AVE	Bennett	CO	80102	CL within 500 feet
148920000001	Glenn Ranch & Cattle Company RLLP	22	1N	58W	6432 CO RD 19	Fort Morgan	CO	80701	CL on
148917000001	Glenn Ranch & Cattle Company RLLP	21	1N	56W	6432 CO RD 19	Fort Morgan	CO	80701	CL within 500 feet
148919000003	TAMMY JESS TRUST	21	1N	56W	17265 CO RD V	Fort Morgan	CO	80701	CL within 500 feet
148918000002	Terry Musgrave	21	1N	57W	2614 CO RD 18	Fort Morgan	CO	80701	CL on
148919000001	Terry Musgrave	21	1N	57W	2614 CO RD 18	Fort Morgan	CO	80701	CL on
148724000002	Terry Musgrave	21	1N	58W	2614 CO RD 18	Fort Morgan	CO	80701	CL on
148713000004	TAMMY JESS TRUST	20	1N	56W	17265 CO RD V	Fort Morgan	CO	80701	CL within 500 feet
148724000001	Madeleine Drake	20	1N	57W	1351 W 27th Dr	San Pedro	Ca	90731	CL on
148713000003	IRENE NELLIE & CARY DAVID STRAUSS ET AL	20	1N	58W	6837 W FELLET LN	Lakewood	CO	80227	CL within 500 feet

148723000001	Eldon D & Karen K Hawes	19	1N	56W	3757 CO RD 14	Fort Morgan	CO	80701 CL on
148714000002	Madeleine Drake	19	1N	57W	1351 W 27th Dr	San Pedro	Ca	90731 CL within 500 feet
148723000002	Good Family Trust	19	1N	57W	22760 CO RD R	Fort Morgan	CO	80701 CL on
148714000001	Good Family Trust	19	1N	58W	22760 CO RD R	Fort Morgan	CO	80701 CL within 500 feet
148722000001	Ruth Mary Beardsley & DIANE LOUISE LAW	18	1N	57W	PO BOX 567	Gold Bar	WA	98251 CL on
148715000003	ROBMAR LLC	18	1N	58W	22760 CO RD R	Fort Morgan	CO	80701 CL within 500 feet
148722000002	Linnebur Grain & Buffalo LLLP	18	1N	58W	74600 HWY 36	Byers	CO	80103 CL on
148715000002	Linnebur Grain & Buffalo LLLP	17	1N	57W	74600 HWY 36	Byers	CO	80103 CL within 500 feet
148721000001	Linnebur Grain & Buffalo LLLP	17	1N	58W	74600 HWY 36	Byers	CO	80103 CL on
148716000900	STATE OF COLORADO	17	1N	58W	1313 SHERMAN ST - RM 620	Denver	CO	80203 CL within 500 feet
148720000001	Eldon D & Karen K Hawes	16	1N	58W	3757 CO RD 14	Fort Morgan	CO	80701 CL on
148717000001	Eldon D & Karen K Hawes	15	1N	58W	3757 CO RD 14	Fort Morgan	CO	80701 CL within 500 feet
148717000002	Eldon D & Karen K Hawes	15	1N	58W	3757 CO RD 14	Fort Morgan	CO	80701 CL within 500 feet
148719000001	Eldon D & Karen K Hawes	14	1N	58W	3757 CO RD 14	Fort Morgan	CO	80701 CL on
148718000001	Eldon D & Karen K Hawes	14	1N	58W	3757 CO RD 14	Fort Morgan	CO	80701 CL within 500 feet
148718000002	Freund Investments LLC	13	1N	58W	15460 E Batavia Dr	Aurora	CO	80011 CL within 500 feet
148524000001	Jerry D and Monica L Wolfswinkel	13	1N	58W	8269 CO RD F	Wiggins	CO	80654 CL on
148513000001	Jerry D and Monica L Wolfswinkel	13	1N	59W	8269 CO RD F	Wiggins	CO	80654 CL on
148512000002	Freund Investments LLC	12	1N	59W	15460 E Batavia Dr	Aurora	CO	80011 CL on
148707000003	Freund Investments LLC	12	1N	59W	15460 E Batavia Dr	Aurora	CO	80011 CL within 500 feet
148512000001	Billis Ranch Solar LLC	11	1N	59W	12152 E 168th Ave	Brighton	CO	80602 CL on
148707000002	KUHLMAN, HOWARD ET AL	7	1N	59W	1679 WILDFLOWER DR	Brighton	CO	80601 CL within 500 feet
148511000001	Billis Ranch Solar LLC	7	1N	59W	12152 E 168th Ave	Brighton	CO	80602 CL on
148501000001	Billis Ranch Solar LLC	2	1N	59W	12152 E 168th Ave	Brighton	CO	80602 CL within 500 feet
148502000001	Billis Ranch Solar LLC	1	1N	59W	12152 E 168th Ave	Brighton	CO	80602 CL within 500 feet

Table 2. Landowner Names and Addresses: Repeats Removed.

Landowner Name	Street Address	City	State	Zip
Billis Ranch Solar LLC	12152 E 168th Ave	Brighton	CO	80602
CRAIG J & SHARON L Quick REVOCABLE TRUST	26306 CO RD J	Woodrow	Co	80757
Curtis Ranch LLP	32702 CO RD V	Brush	CO	80723
DJD David Properties LLC	7300 CO RD 15	Fort Morgan	CO	80701
DORIS J CHENOWETH TRUST, In Care Of Beth Pfost	11373 JERSEY WAY	Thornton	Co	80233
Douglas Queen	PO Box 731	Brush	CO	80723
Eldon D & Karen K Hawes	3757 CO RD 14	Fort Morgan	CO	80701
Freund Investments LLC	15460 E Batavia Dr	Aurora	CO	80011
Glenn Ranch & Cattle Company RLLP	6432 CO RD 19	Fort Morgan	CO	80701
Good Family Trust	22760 CO RD R	Fort Morgan	CO	80701
IRENE NELLIE & CARY DAVID STRAUSS ET AL	6837 W FELLET LN	Lakewood	CO	80227
Jerry D and Monica L Wolfswinkel	8269 CO RD F	Wiggins	CO	80654
Joseph R & Ann M Archuleta	PO Box 922	Snyder	CO	80750
KUHLMAN, HOWARD ET AL	1679 WILDFLOWER DR	Brighton	CO	80601
LEWTON LAND CO	47500 E 144TH AVE	Bennett	CO	80102
Linnebur Grain & Buffalo LLLP	74600 HWY 36	Byers	CO	80103
Madeleine Drake	1351 W 27th Dr	San Pedro	Ca	90731
Randy Owen Fiscus & Lynn R Dilley	PO Box 803	Brush	CO	80723
ROBMAR LLC	22760 CO RD R	Fort Morgan	CO	80701
Ruth Mary Beardsley & DIANE LOUISE LAW	PO BOX 567	Gold Bar	WA	98251
Shifting Sands Ranch, LLC	PO Box 175	Roggen	CO	80652
STATE OF COLORADO	1313 SHERMAN ST - RM 620	Denver	CO	80203
TAMMY JESS TRUST	17265 CO RD V	Fort Morgan	CO	80701
Terry Musgrave	2614 CO RD 18	Fort Morgan	CO	80701

ETR Land Services, LLC

P.O. Box 476
Timnath CO 80547

MINERAL OWNERSHIP REPORT

Morgan County, CO

Township 1 North, Range 59 West, 6th P.M.
Section 11: All

Containing 640.00 acres, more or less

Morgan County Records inspected from Patent through 7/31/2025

MINERAL INTEREST OWNER	INTEREST	NET ACRES	LEASEHOLD STATUS
Billis Ranch Solar LLC 12152 E 168th Ave. Brighton, CO 80602 **Vesting Document:** Quit Claim Deed: Rec. No. 939854 See Note 4	62.5000%	400.00000	**APPEARS OPEN**
Heritage Oil Co. c/o Ralph A. Dinkel 8683 E. Lincoln Ave. #250 Lone Tree, CO 80124 **Vesting Document:** Mineral Deed: Rec. No. 872175	6.2500%	40.00000	**APPEARS OPEN**
Triple T Investments, LLC 15366 Road O Fort Morgan, CO 80701 **Vesting Document:** Quit Claim Mineral Deed: Rec. No. 872536	6.2500%	40.00000	**APPEARS OPEN**
Estate of Fenner N. Cunningham, dec'd **Vesting Document:** Warranty Deed: Rec. No. 403981 See Note 3	6.2500%	40.00000	**APPEARS OPEN**
Estate of Amanta M. Cunningham, dec'd **Vesting Document:** Warranty Deed: Rec. No. 403981 See Note 3	6.2500%	40.00000	**APPEARS OPEN**
Ellen McCauley UNKNOWN **Vesting Document:** Mineral Deed: Rec. No. 732281 See Note 4	1.5625%	10.00000	**APPEARS OPEN**
Margaret McCauley UNKNOWN **Vesting Document:** Mineral Deed: Rec. No. 732281 See Note 4	1.5625%	10.00000	**APPEARS OPEN**
Teresa Naughton UNKNOWN **Vesting Document:** Mineral Deed: Rec. No. 732281	1.5625%	10.00000	**APPEARS OPEN**

See Note 4			
Annie Gallagher UNKNOWN Vesting Document: Mineral Deed: Rec. No. 732281 See Note 4	1.5625%	10.00000	APPEARS OPEN
Robert Drew 6459 A Zang St., Apt. #A Arvada, CO 8004 Vesting Document: PR Deed: Rec. No. 725689 See Note 4	0.3472%	2.22222	APPEARS OPEN
Jeannette Wilcox Route 1 – Box 521, Space #53 Warrenton, OR 97146 Vesting Document: PR Deed: Rec. No. 725689 See Note 4	0.3472%	2.22222	APPEARS OPEN
Curtis E. Drew 899 Pearl St., Apt. #2 Denver, CO 80203-3321 Vesting Document: Affidavit of Heirship: Rec. No. 874729 Affidavit of Heirship: Rec. No. 874730 See Note 4	0.3472%	2.22222	APPEARS OPEN
Delbert Drew 823 27th Ave. Greeley, CO 80634 Vesting Document: PR Deed: Rec. No. 725689 See Note 4	0.3472%	2.22222	APPEARS OPEN
Donald Drew 321 South Lake St. Fort Morgan, CO 80701 Vesting Document: PR Deed: Rec. No. 725689 See Note 4	0.3472%	2.22222	APPEARS OPEN
John J. Hegarty 9787 West Peak View Dr. Littleton, CO 80123-3195 Vesting Document: PR Deed: Rec. No. 725689 See Note 4	0.3472%	2.22222	APPEARS OPEN
Warren Drew 4399 Pinto Rd. Kingman, AZ 86401 Vesting Document: PR Deed: Rec. No. 725689 See Note 4	0.3472%	2.22222	APPEARS OPEN
Pricilla Peters 6891 East 80th Ave. Commerce City, CO 80022	0.3472%	2.22222	APPEARS OPEN

Vesting Document: PR Deed: Rec. No. 725689 See Note 4			
Patricia Ann Regan as Trustee of Patricia A. Regan Living Trust UNKNOWN Vesting Document: Trust Deed: Rec. No. 939105 See Note 4	0.3472%	2.22222	APPEARS OPEN
Phyllis Pompilil 2007 Unit D Aurora CO, 80013 Vesting Document: PR Deed: Rec. No. 725689 See Note 4	0.3472%	2.22222	APPEARS OPEN
John Michael Drew 12063 Glencoe St. Thornton, CO 80241 Vesting Document: PR Deed: Rec. No. 725689 See Note 4	0.3472%	2.22222	APPEARS OPEN
Daniece Drew 1100 Linda St., Apt. A117 Fort Morgan, CO 80701 Vesting Document: PR Deed: Rec. No. 725689 See Note 4	0.3472%	2.22222	APPEARS OPEN
Patricia Jo Gawith and Zane D. Simmonds, PR's of the Estate of Evelyn Sagel, dec'd Attn: McClary Law P.O. Box 597 Fort Morgan, CO 80701 Vesting Document: Letters Testamentary: Rec. No. 925498 See Note 4	0.3472%	2.22222	APPEARS OPEN
Pam Roberts, ala Pam Taylor 4624 Valley Overlook Dr., Apt. 206 Midlothian, VA 23112 Vesting Document: PR Deed: Rec. No. 725689 See Note 4	0.1736%	1.11111	APPEARS OPEN
David Roberts aka Michael David Roberts 1442 Pinecone St. Moscow, ID 83843 Vesting Document: PR Deed: Rec. No. 725689 See Note 4	0.1736%	1.11111	APPEARS OPEN
Crisanne Orgaard 3717 Normandy St. Bismarck, ND 58503 Vesting Document: Quit Claim Deed: Rec. No. 903273 See Note 4	0.1157%	0.74074	APPEARS OPEN

Kay Renee Bear 14905 E. Alki Ln. Spokane Valley, WA 99216 <u>Vesting Document:</u> Quit Claim Deed: Rec. No. 903273 See Note 4	0.1157%	0.74074	APPEARS OPEN
John Edward Drew 1337 Albany Dr. Bismarck, ND 58504 <u>Vesting Document:</u> Quit Claim Deed: Rec. No. 903273 See Note 4	0.1157%	0.74074	APPEARS OPEN
Jim Drew aka James Drew P.O. Box 1235 Jamestown, ND 585401 <u>Vesting Document:</u> PR Deed: Rec. No. 725689 See Note 4	0.1157%	0.74074	APPEARS OPEN
Rae Ann Drew HCR Route 38, Box 70 Las Vegas, NV 89124-9105 <u>Vesting Document:</u> PR Deed: Rec. No. 725689 See Note 4	0.1157%	0.74074	APPEARS OPEN
Susan M. Hergenreter c/o 84577 Highway 144 Weldona, CO 80653 <u>Vesting Document:</u> PR Deed: Rec. No. 892517 See Note 4	0.0868%	0.55556	APPEARS OPEN
Ronald E. Cox c/o 84577 Highway 144 Weldona, CO 80653 <u>Vesting Document:</u> PR Deed: Rec. No. 892517 See Note 4	0.0868%	0.55556	APPEARS OPEN
Kathleen L. Lorenzini c/o 84577 Highway 144 Weldona, CO 80653 <u>Vesting Document:</u> PR Deed: Rec. No. 892517	0.0868%	0.55556	APPEARS OPEN
Colleen K. Gilliland c/o 84577 Highway 144 Weldona, CO 80653 <u>Vesting Document:</u> PR Deed: Rec. No. 892517 See Note 4	0.0868%	0.55556	APPEARS OPEN
Carol Easter 29 Hartford Dr. Lucasville, OH 45648 <u>Vesting Document:</u> Affidavit of Heirship: Rec. No. 873842 Affidavit of Heirship: Rec. No. 873843 See Note 4	0.0694%	0.44444	APPEARS OPEN

Connie Evans 1510 Lake Point Way, Unit 43 Centerville, OH 45459 **Vesting Document:** Affidavit of Heirship: Rec. No. 873842 Affidavit of Heirship: Rec. No. 873843 See Note 4	0.0694%	0.44444	**APPEARS OPEN**
Gary Hudson 7795 Normandy Ln. Centerville, OH 45459 **Vesting Document:** Affidavit of Heirship: Rec. No. 873842 Affidavit of Heirship: Rec. No. 873843 See Note 4	0.0694%	0.44444	**APPEARS OPEN**
Gregg Hudson 2700 Richlawn Cir. Kettering, OH 45440 **Vesting Document:** Affidavit of Heirship: Rec. No. 873842 Affidavit of Heirship: Rec. No. 873843 See Note 4	0.0694%	0.44444	**APPEARS OPEN**
Elisa Drew 3427 E. 117th Place Thornton, CO 80233 **Vesting Document:** Affidavit of Heirship: Rec. No. 873905 See Note 4	0.0579%	0.37037	**APPEARS OPEN**
Phillip Brian Drew 2015 N. Main Logan, UT 84341 **Vesting Document:** Affidavit of Heirship: Rec. No. 873905 See Note 4	0.0579%	0.37037	**APPEARS OPEN**
Renee Gibbs 500 Kauffman Ave. Fairborn OH 45324 **Vesting Document:** Affidavit of Heirship: Rec. No. 873842 See Note 4	0.0347%	0.22222	**APPEARS OPEN**
Brad Cooper 500 Kauffman Ave. Fairborn OH 45324 **Vesting Document:** Affidavit of Heirship: Rec. No. 873843 See Note 4	0.0347%	0.22222	**APPEARS OPEN**
TOTAL	**100.000000%**	**640.00000**	

Tax Info: Account: R010870
Parcel #: 1485-110-00-001

Liens: Not checked

Mortgages: Not checked

Production/Permits: Pursuant to a search of the Colorado Oil and Gas Conservation Commission website (http://cogcc.state.co.us/) on 8/3/2025, there are no producing wells in Section 11, Township 1 North, Range 59 West, 6th p.m.

Title Notes:

1. Anthony Malick obtained the E2 of Section 11 through a patent from the United States found at Reception Number 537599 dated July 11, 1916. The next conveyance of this property is from the estate Anna Malick, by decree found at Reception Number 372779, dated October 18, 1951. Further curative may be needed to find a probate record for Anthony Malick to ensure Anna Malick was his heir.

2. Ben, Andrew, John and Frank Malick conveyed all of Section 11 to Fenner and Amanta Cunningham by Warranty Deed found at Reception Number 384939, dated January 7, 1953. In this deed they reserved an undivided one-half of a non-participating royalty. No further information, including addresses for the Malick's are found of record.

3. Fenner and Amanta Cunningham, et al conveyed all of Section 11 to James Hegarty by Warranty Deed found at Reception Number 550911, dated October 4, 1968. In this deed, they reserved an undivided ¼ interest in and to all oil, gas and other minerals. It appears that Fenner and Amanta Cunningham are deceased. It appears through Quitclaim Mineral Deeds found at Reception Numbers 769692 and 769693, Donald F. Cunningham and Delbert C. Cunningham are their heirs. However, curative will be needed to locate the probate for Fenner and Amanta Cunningham to verify their heirs.

4. John and Bernice Higgins conveyed 1/8 minerals to all of Section 11 to Farmers State Bank, Trustee, by Mineral Deed found at Reception Number 572935. In this mineral deed, they specifically reserved all executive rights. These rights are now owned by the current mineral owner, Billis Ranch Solar, LLC.

The above-described lands may be subject to possible unrecorded changes in ownership not found in the county records. This Ownership Report is intended to cover instruments properly indexed in the Morgan County Clerk and Recorder's Office and from selected, related court and/or real estate records in connection with the subject lands. This report was made solely for the benefit of ETR Land Services, LLC for the purpose of assisting in a determination of apparent public record ownership and leasehold status of the mineral lands involved. The instruments and records referred to and reported on have not been examined to determine their legal sufficiency. No warranty of title is expressed or implied in the accompanying report. ETR Land Services, LLC and the undersigned accept no liability for the use of the material contained herein.

Prepared By: Erica McCormac, ETR Land Services, LLC
Dated: August 5, 2025

Property Record Card

Morgan

BILLIS RANCH SOLAR LLC

12152 E 168TH AVE
BRIGHTON, CO 80602

Account: R010870
Tax Area: 227 - RE 3
Acres: 640.000

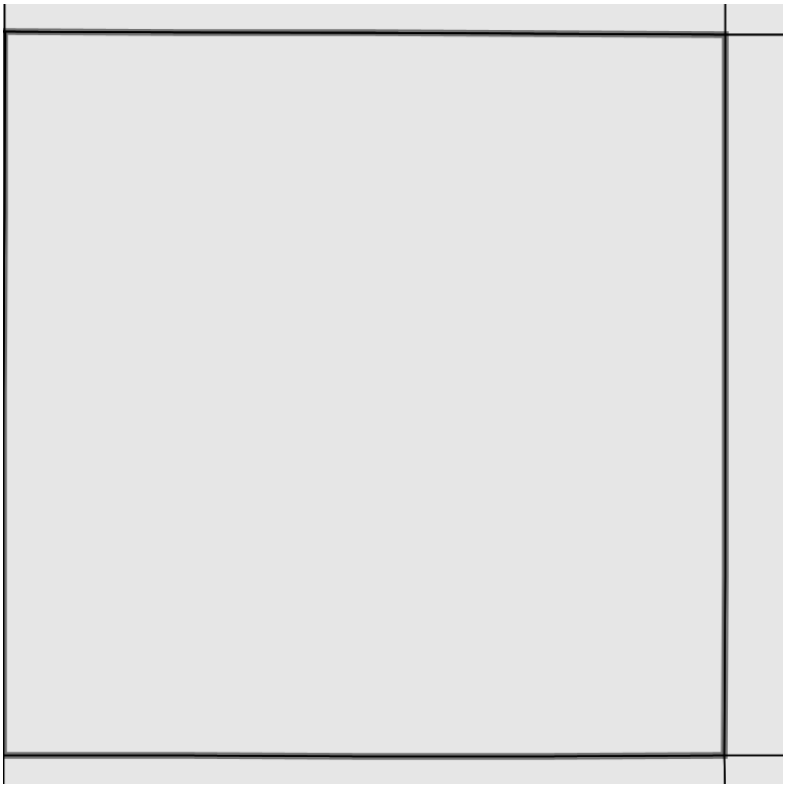
Parcel: 1485-110-00-001
Situs Address:

Account Type 4000 - AG

Value Summary

Value By:	Market	Override
Land (1)	$19,540	N/A
Land (2)	$1,920	N/A
Land (3)	$50	N/A
Total	**$21,510**	**$21,510**

Legal Description
S: 11 T: 1 R: 59 ALL



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
823370	12/17/2004	SWD	UI	N	$1,399,600	1.54	$1,399,600	1.54	$1,399,600	1.54

Land Occurrence 1

Property Code 4147 - GRAZING LAND Land Use Code 414720 - GR GB1

SubArea		FOOTPRINT	ACTUAL	EFFECTIVE	HEATED
Acres			552		
Total			552.00		
	Value	Rate	Rate	Rate	Rate
	$19,540		35.40		

Property Record Card

Morgan

Land Occurrence 2

Property Code	4147 - GRAZING LAND	Land Use Code	414730 - GR GC1

SubArea		FOOTPRINT	ACTUAL	EFFECTIVE	HEATED
Acres			80		
Total			80.00		
	Value	**Rate**	**Rate**	**Rate**	**Rate**
	$1,920		24.00		

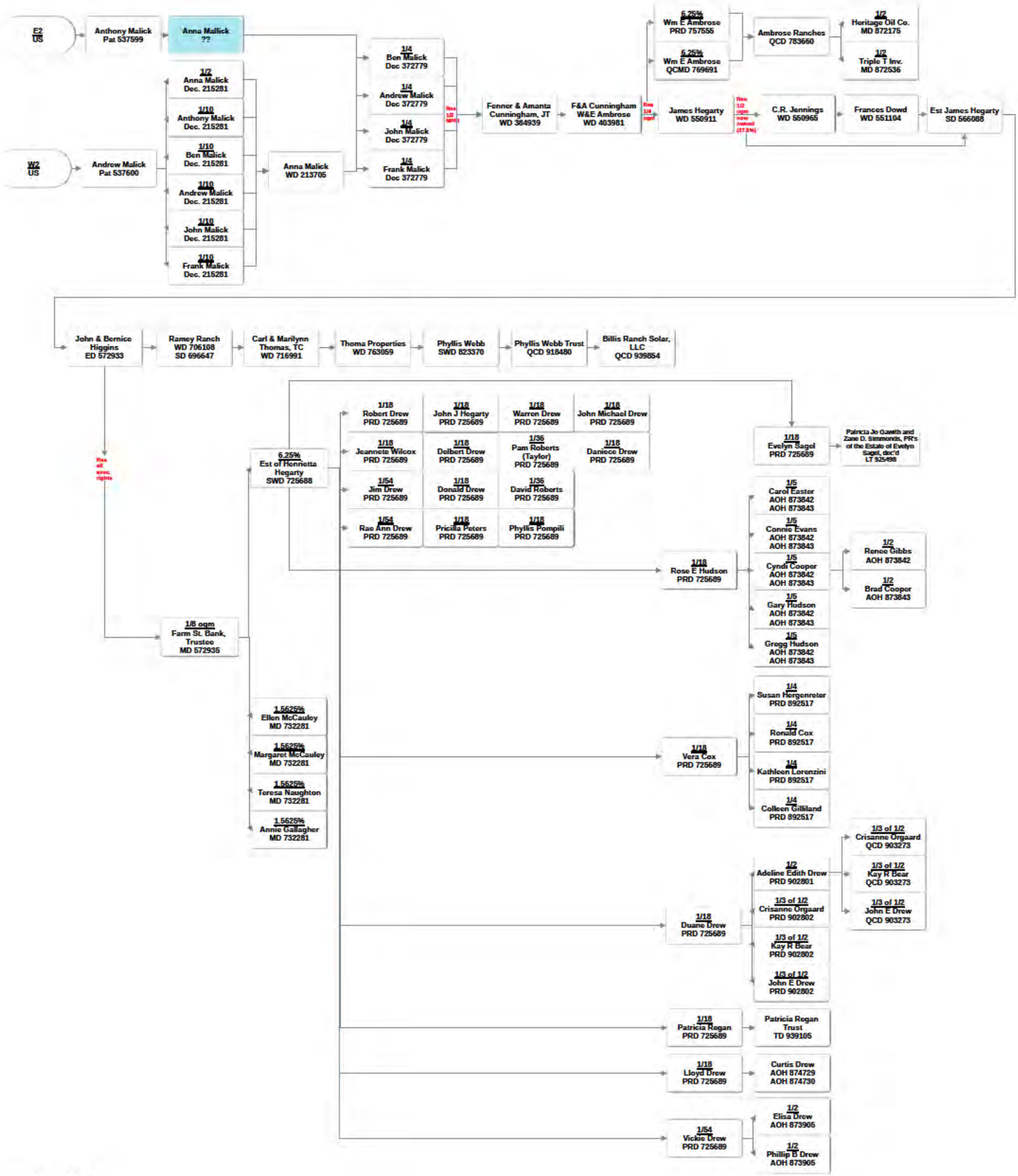
Land Occurrence 3

Property Code	4167 - FARM/RANCH WASTE LAND	Land Use Code	416760 - ROAD/DITCH

SubArea		FOOTPRINT	ACTUAL	EFFECTIVE	HEATED
Acres			8		
Total			8.00		
	Value	**Rate**	**Rate**	**Rate**	**Rate**
	$50		6.25		

Abstract Summary

Code	Classification	Non-School Actual Value	Non-School Taxable Value	School Actual Value	School Taxable Value	Actual Value Override	Taxable Override
4147	GRAZING LAND	$21,460	$5,790	$21,460	$5,790	$21,460	$5,790
4167	FARM/RANCH WASTE LAND	$50	$10	$50	$10	$50	$10
Total		**$21,510**	**$5,800**	**$21,510**	**$5,800**	**$21,510**	**$5,800**



T1N-R59W Sec. 11

MINERAL TITLE RUN SHEET

Township 1 North - Range 59 West, Section 11: ALL
Morgan County, Colorado
From Patent to 7/31/2025

REC. NO.	INST.	EFF. DATE	REC. DATE	GRANTOR	GRANTEE	DESCRIPTION	COMMENTS
537599 BLM	Patent	7/11/1916	7/11/1916	United States of America	Anthony Malick	T1N-R59W Sec. 11: E2 320 ac.	NMR
537600 BLM	Patent	7/11/1916	7/11/1916	United States of America	Andrew Malick	T1N-R59W Sec. 11: W2 320 ac.	NMR
215281	Decree	4/29/1932	5/5/1932	In the Matter of the interests of Andrew Malick, dec'd	Anna Malick, 1/2 Anthony Malick, 1/10 Ben Malick, 1/10 Andrew Malick, 1/10 John Malick, 1/10 Frank Malick, 1/10	T1N-R59W Sec. 11: W2 320 ac.	NMR
213705	Warranty Deed	1/26/1932	2/23/1932	Anthony Malick, Andrew Malick, John Malick, Frank Malick and Ben Malick, heirs of Andrew Malick, dec'd	Anna Malick	T1N-R59W Sec. 11: W2 320 ac.	NMR
372779	Decree	#######	#######	In the Matter of the interests of Anna Malick, dec'd	Ben Malick, 1/4 Andrew Malick, 1/4 John Malick, 1/4 Frank Malick, 1/4	T1N-R59W Sec. 11: All	NMR
384939	Warranty Deed	1/7/1953	2/26/1953	Ben Malik, Frank Malik, Andrew Malick and John Malik	Fenner N. Cunningham and Amanta M. Cunnigham, JTWROS	T1N-R59W Sec. 11: All	Grantors res 1/2 NPRI
403981	Warranty Deed	11/5/1954	11/5/1954	Fenner N. Cunningham and Amanta M. Cunnigham	Fenner N. Cunningham and Amanta M. Cunnigham, h/w and William E. Ambrose and Eva L. Ambrose, h/w	T1N-R59W Sec. 11: All	NMR
550911	Warranty Deed	10/4/1968	#######	Fenner N. Cunningham and Amanta M. Cunnigham, h/w and William E. Ambrose and Eva L. Ambrose, h/w	James Hegarty	T1N-R59W Sec. 11: All	Res und 1/4 ogm
550965	Warranty Deed	#######	#######	James Hegarty	C. R. Jennings	T1N-R59W Sec. 11: All	Res und 1/2 ogm now owned (37.5% RTI)
551104	Warranty Deed	#######	#######	C. R. Jennings	Frances E. Dowd	T1N-R59W Sec. 11: All W.O.L.	NMR

566088	Sheriff's Deed	6/14/1971	6/14/1971	Sheriff of Morgan County	Henrietta Hegarty, executrix of the Estate of James Hegarty, dec'd	T1N-R59W Sec. 11: All	NMR
570274	Order	5/16/1963	1/20/1972	In the Matter of the Estate of James Hegarty, dec'd	Henrietta Hegerty, then upon death to sister and nieces	N/A	NMR
572933	Executrix Deed	6/1/1972	6/1/1972	Henrietta Hegarty, executrix of the Estate of James Hegarty, dec'd	John G. Higgins and Bernice Higgins	T1N-R59W Sec. 11: All	NMR
572935	Mineral Deed	6/1/1972	6/1/1972	John G. Higgins and Bernice Higgins	The Farmers State Bank of Fort Morgan, Trustee	T1N-R59W Sec. 11: All	Conveys und 1/8 ogm; res all executive rights
574019	Decree	7/20/1972	7/25/1972	In the Matter of the Estate of James Hegarty, dec'd	Farmers State Bank of Fort Morgan, Trustee (Martial Trust), 50% Farmers State Bank of Fort Morgan, Trustee, 50%	N/A	NMR
706108	Warranty Deed	2/7/1974	12/7/1987	John G. Higgins and Bernice Higgins	Ramey Ranch Co.	T1N-R59W Sec. 11: All W.O.L.	Res und 1/2 ogm now owned for 15 years (expired)
666431	Quit Claim Deed	9/20/1982	#######	Colorado National Bank of Denver	Ramey Ranch Co.	T1N-R59W Sec. 11: All W.O.L.	NMR
696647	Sheriff's Deed	4/13/1986	5/13/1986	Sheriff of Morgan County	Ramey Ranch Co.	T1N-R59W Sec. 11: All W.O.L.	NMR
716991	Warranty Deed	#######	#######	Ramey Ranch Co.	Carl D. Thomas and Marilynn J. Thomas, TC	T1N-R59W Sec. 11: All W.O.L.	NMR
725688	Special Warranty Deed	5/1/1991	6/27/1991	The Farmers State Bank of Fort Morgan, Trustee	John J. Hegarty, PR of the Estate of Henrietta Hegarty	T1N-R59W Sec. 11: All W.O.L.	Conveys 1/2 of und 1/8 ogm

725689	Personal Rep's Deed	5/1/1991	6/27/1991	John J. Hegarty, PR of the Estate of Henrietta Hegarty	Robert Drew, 1/18 Duane Drew, 1/18 Jeannete Wilcox, 1/18 Jim Drew, 1/54 Vickie Drew, 1/54 Rae Ann Drew, 1/54 Lloyd Drew, 1/18 Delbert Drew, 1/18 Donald Drew, 1/18 Vera Cox, 1/18 John J. Hegarty, 1/18 Rose Ellen Hudson, 1/18 Warren Drew, 1/18 Pam Roberts aka Pam Taylor, 1/36 David Roberts aka Michael David Roberts, 1/36 Pricilla Peters, 1/18 Patricia Regan, 1/18 Phyllis Pompili, 1/18 John Michael Drew, 1/18 Daniece Drew, 1/18 Evelyn Sagel, 1/18	T1N-R59W Sec. 11: All W.O.L.	Conveys 1/2 of und 1/8 ogm
732281	Mineral Deed	9/17/1992	9/18/1992	The Farmers State Bank of Fort Morgan, Trustee	Ellen McCauley, Margaret McCauley, Teresa Naughton and Annie Gallagher	T1N-R59W Sec. 11: All W.O.L.	Conveys 1/2 of und 1/8 ogm
757555	Personal Rep's Deed	8/21/1996	9/19/1996	Eva Jane Morton, PR of the Estate of William Ernest Ambrose, dec'd	William E. Ambrose	T1N-R59W Sec. 11: All W.O.L.	Conveys all ogm
763059	Warranty Deed	1/6/1997	7/14/1997	Carl D. Thomas and Marilynn J. Thomas, TC	Thoma Properties, LLC	T1N-R59W Sec. 11: All W.O.L.	NMR
769691	Quit Claim Mineral Deed	2/13/1998	5/26/1998	Eva Jane Morton fka Eva Jane Ambrose	William E. Ambrose	T1N-R59W Sec. 11: All	Conveys all ogm
769692	Quit Claim Mineral Deed	2/13/1998	5/26/1998	Donald F. Cunningham	William E. Ambrose	T1N-R59W Sec. 11: All	Conveys all ogm
769693	Quit Claim Mineral Deed	2/10/1998	5/26/1998	Delbert C. Cunningham	William E. Ambrose	T1N-R59W Sec. 11: All	Conveys all ogm
783660	Quit Claim Deed	#######	3/13/2000	William E. Ambrose	Ambrose Ranches LLLP	T1N-R59W Sec. 11: All W.O.L.	Conveys all ogm

823370	Special Warranty Deed	#######	#######	Thoma Properties, LLC	Phyllis Webb	T1N-R59W Sec. 11: All W.O.L.	NMR
872175	Mineral Deed	#######	11/8/2011	Ambrose Ranches LLLP	Heritage Oil Company	T1N-R59W Sec. 11: All	Conveys 1/2 of ogm now owned
872536	Mineral Deed	#######	#######	Ambrose Ranches LLLP	Triple T Investments, LLC	T1N-R59W Sec. 11: All	Conveys all ogm
873842	Affidavit of Heirship		2/7/2012	Renee Gibbs, as to Rose Ellen Hudson, dec'd and Cyndi Cooper, dec'd	Carol Easter Connie Evans Cyndi Cooper - Renee Gibbs Gary Hudson Gregg Hudson	N/A	NMR
873843	Affidavit of Heirship		2/7/2012	Brad Cooper, as to Rose Ellen Hudson, dec'd and Cyndi Cooper, dec'd	Carol Easter Connie Evans Cyndi Cooper - Brad Cooper Gary Hudson Gregg Hudson	N/A	NMR
873905	Affidavit of Heirship		2/9/2012	Elisa Drew, as to Vickie Drew, dec'd	Elisa Drew Phillip Brian Drew	N/A	
874730	Affidavit of Heirship		3/22/2012	As to Lloyd Eugene Drew, dec'd	Alice Eileen Drew, wife Curtis Drew, son	N/A	NMR
874729	Affidavit of Heirship		3/22/2012	As to Alice Eileen Drew, dec'd	Curtis Drew, son	N/A	NMR
892517	Personal Rep's Deed	3/20/2015	3/24/2015	Susan M. Hergenreter and Kathleen L. Lorenzini, Co-PR's of the Estate of Vera Marie Cox aka Vera M. Cox, dec'd	Susan M. Hergenreter, Ronald E. Cox, Kathleen L. Lorenzini and Colleen K. Gilliland	T1N-R59W Sec. 11: All W.O.L.	Conveys all ogm
902801	Personal Rep's Deed	#######	12/1/2016	Crisanne Orgaard, PR of the Estate of Duane Edward Drew, aka Duane E. Drew, dec'd	Adeline Edith Drew	T1N-R59W Sec. 11: All W.O.L.	Conveys 1/2 of ogm now owned
902802	Personal Rep's Deed	#######	12/1/2016	Crisanne Orgaard, PR of the Estate of Duane Edward Drew, aka Duane E. Drew, dec'd	Crisanne Orgaard, Kay Renee Bear, John Edward Drew, TC	T1N-R59W Sec. 11: All W.O.L.	Conveys 1/2 of ogm now owned
903273	Quit Claim Deed	#######	#######	Adeline Edith Drew	Crisanne Orgaard, Kay Renee Bear, John Edward Drew, TC	T1N-R59W Sec. 11: All W.O.L.	Conveys all ogm
918480	Quit Claim Deed	5/17/2019	5/21/2019	Phyllis Webb	The Phyllis Ellen Webb Trust, dated May 17, 2019	T1N-R59W Sec. 11: All W.O.L.	NMR
925498	Letters Testamentary	4/30/2019	8/11/2020	In the Matter of the Estate of Evelyn Sagel aka Evelyn K. Sagel aka Evelyn Kimbal Sagel, dec'd	Patricia Jo Gawith and Zane D. Simmonds, PR's of the Estate of Evelyn Sagel, dec'd	N/A	NMR

933707	Memo of Option Agreement for Lease	6/4/2021	6/23/2021	The Phyllis Ellen Webb Trust, dated May 17, 2019	Hecate Energy Cheyenne Mountain Solar LLC	T1N-R59W Sec. 11: All W.O.L.	12 months/36 month extension
939105	Trust Deed	2/28/2022	3/7/2022	Patricia Regan	Patricia Ann Regan as Trustee of Patricia A. Regan Living Trust	T1N-R59W Sec. 11: All W.O.L.	Conveys all ogm
939854	Quit Claim Deed	2/15/2022	4/8/2022	The Phyllis Ellen Webb Trust, dated May 17, 2019	Billis Ranch Solar, LLC	T1N-R59W Sec. 11: All W.O.L.	NMR
940492	Amendment to Memo of Option Agreement for Lease	4/15/2022	5/9/2022	The Phyllis Ellen Webb Trust, dated May 17, 2019	Hecate Energy Cheyenne Mountain Solar LLC	T1N-R59W Sec. 11: All W.O.L.	NMR
951871	Amendment to Memo of Option Agreement for Lease	6/3/2024	6/26/2024	The Phyllis Ellen Webb Trust, dated May 17, 2019	Hecate Energy Cheyenne Mountain Solar LLC	T1N-R59W Sec. 11: All W.O.L.	Extended to 60 months
952572	Amendment and Restated Memo of Option Agreement for Lease	8/7/2024	8/9/2024	Billis Ranch Solar, LLC	Hecate Energy Cheyenne Mountain Solar LLC	T1N-R59W Sec. 11: All W.O.L.	12/36/60 months
953664	Memo of Option Agreement for Purchase of Real Property	#######	#######	Billis Ranch Solar, LLC	Tri-State Generation and Transmission Association, Inc.	T1N-R59W Sec. 11: All	NMR

62.5000%	640.000	400.00000
6.2500%	640.000	40.00000
6.2500%	640.000	40.00000
6.2500%	640.000	40.00000
6.2500%	640.000	40.00000
1.5625%	640.000	10.00000
1.5625%	640.000	10.00000
1.5625%	640.000	10.00000
1.5625%	640.000	10.00000
0.3472%	640.000	2.22222
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0.3472%	640.000	2.22222
0.3472%	640.000	2.22222
0.1736%	640.000	1.11111
0.1736%	640.000	1.11111
0.1157%	640.000	0.74074
0.1157%	640.000	0.74074
0.1157%	640.000	0.74074
0.1157%	640.000	0.74074
0.1157%	640.000	0.74074
0.0868%	640.000	0.55556
0.0868%	640.000	0.55556
0.0868%	640.000	0.55556
0.0868%	640.000	0.55556
0.0694%	640.000	0.44444
0.0694%	640.000	0.44444
0.0694%	640.000	0.44444
0.0694%	640.000	0.44444
0.0579%	640.000	0.37037
0.0579%	640.000	0.37037
0.0347%	640.000	0.22222
0.0347%	640.000	0.22222
		640.00000
100.0000%		

Billis Ranch Solar LLC	400.00000
Heritage Oil Co.	40.00000
Triple T Investments	40.00000
Estate of Fenner Cunningham	40.00000
Estate of Amanta Cunningham	40.00000
Ellen McCualey	10.00000
Margaret McCauley	10.00000
Teresa Naughton	10.00000
Annie Gallagher	10.00000
Robert Drew	2.22222
Jeannete Wilcox	2.22222
Curtis Drew	2.22222
Delbert Drew	2.22222
Donald Drew	2.22222
John J. Hegarty	2.22222
Warren Drew	2.22222
Pricilla Peters	2.22222
Patricia Regan Trust	2.22222
Phyllis Pompili	2.22222
John Michael Drew	2.22222
Daniece Drew	2.22222
Patricia Jo Gawith and Zane D. Simmonds, PR's of the Estate of Evelyn Sagel, dec'd	2.22222
Pam Roberts aka Pam Taylor	1.11111
David Roberts aka	1.11111
Crisanne Orgaard	0.74074
Kay R Bear	0.74074
John E Drew	0.74074
Jim Drew aka James Drew	0.74074
Rae Ann Drew	0.74074
Susan Hergenreter	0.55556
Ronald Cox	0.55556
Kathleen Lorenzini	0.55556
Colleen Gilliland	0.55556
Carol Easter	0.44444
Connie Evans	0.44444
Gary Hudson	0.44444
Gregg Hudson	0.44444
Elisa Drew	0.37037
Phillip Brian Drew	0.37037
Renee Gibbs	0.22222
Brad Cooper	0.22222
	640.00000

RECEIPT

Morgan County

231 Ensign, Fort Morgan, CO 80701

(970) 542-3526

SAI2025-0001 | 1041

Receipt Number: 546123

Payment Amount: **$5,000.00**

November 6, 2025

Transaction Method	*Payer*	*Cashier*	*Reference Number*
Credit Card	Carrie Loyd	Cheryl Brindisi	CC3100470

Comments

Was paid on 6/25/2025

Assessed Fee Items

Fee items being paid by this payment

Assessed On	*Fee Item*	*Account Code*	*Assessed*	*Amount Paid*	*Balance Due*
11/06/25	Special Use - Manual		$5,000.00	$5,000.00	$0.00
		Totals:	$5,000.00	$5,000.00	
				Previous Payments	$0.00
				Remaining Balance Due	$0.00

Application Info

Property Address	**Property Owner**	**Property Owner Address**	**Valuation**
Throughout southern portion of Morgan County FORT MORGAN, CO 80701	Varies		

Description of Work

Tri-State Generation and Transmission 1041 to construct, operate and maintain a portion of the Big Sandy to Badger Creek 230-kV Transmission Project. Specifically for transmission upgrades. The Project spans 72 miles and extends through portions of Lincoln, Washington, and Morgan Counties in Eastern Colorado.

LANDOWNER LETTERS, REFERRALS & RESPONSES

Landowner Letter Sent & Responses Received

Referral Sent & Responses Received

Notification

MORGAN COUNTY
PLANNING AND ZONING DEPARTMENT

November 3, 2025

Dear Neighboring Landowners:

The following land use application is scheduled to be heard by the Morgan County Board of Commissioners on Tuesday, December 16, 2025 at 9:00 a.m. in the Assembly Room of the Morgan County Administration Building, 231 Ensign St., (Basement Level) Fort Morgan, Colorado:

Applicant: Tri-State Generation and Transmission Association, Inc. has submitted 1041 Permit Application for a Major Facility of a Public Utility to construct, operate and maintain a single-circuit, 230-kv overhead transmission line along the proposed route and associated facilities located within Morgan County for the Big Sandy to Badger Creek 230-kv Transmission Project (Project).

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office located at 231 Ensign St., Fort Morgan, Colorado. Documents are also available of the Morgan County Website https://morgancounty.colorado.gov

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. If you have any comments or concerns, plan to attend this hearing.

Sincerely,

Nicole Hay
Nicole Hay
Planning & Zoning Director

MORGAN COUNTY
PLANNING AND ZONING DEPARTMENT

December 3, 2025

To whom it may concern;

In regards to the Tri-State Generation and Transmission Association, Inc.1041 Permit Application for a Major Facility of a Public Utility scheduled to be heard by the Board of County Commissioners on December 16, 2025.

On December 3, 2025, Eldon Hawes, introduced himself to me, Cheryl Brindisi Planning & Zoning Administrative Assistant, as a concerned landowner near the Tri-State proposed project. He wanted to learn more about this project and states that he was not notified that this was taking place. I checked the list of landowners provided by Tri-State as well as the list populated by the Morgan County mapper and his name appears on both lists to be notified of this application.

I provided him with a copy of the November 3, 2025 Planning and Zoning landowner letter that was sent out to neighboring landowners, the Tri-State project summary, a map of the projects location and also the Planning and Zoning Departments notice that was posted on the Morgan County website on November 6, 2025, published in the Fort Morgan Times Newspaper on Novemeber 6, 2025 and also posted to the boards throughout the Morgan County Administration Building.

He expressed to me that he felt this was a project being pushed through and landowners had no right to be heard. I informed him that he has the opportunity to send in a letter or email to our department for comments and concerns that can be added to the packet as well as forwarded to the applicant. He stated that he has plans to attend the Board of County Commisioners meeting on December 16, 2025 to express his thoughts.

Sincerely,

Cheryl Brindisi
Cheryl Brindisi
Planning & Zoning Administrative Assistant

Morgan County Government ~ 231 Ensign St ~ PO Box 596 ~ Fort Morgan, CO 80701
Telephone (970) 542-3526 ~ nhay@co.morgan.co.us

Tri-State Generation and Transmission Association, Inc.
Big Sandy to Badger Creek Transmission Line Project
Project Summary

Tri-State Generation and Transmission Association, Inc. (Tri-State) is proposing to construct approximately 24 miles of new single-circuit 230-kilovolt (kV) transmission line in Morgan County, Colorado. The new transmission line will extend from Tri-State's existing Big Sandy Substation in Lincoln County to a new 230 kV Badger Creek Switching Station in Morgan County. The Big Sandy to Badger Creek Transmission Line Project is proposed to be located in Lincoln, Washington, and Morgan Counties and will cross areas served by Tri-State Member Systems Mountain View Electric Association and Morgan County Rural Electric Association. The Project is being developed to alleviate existing and anticipated transmission constraints, help improve electric reliability, reduce curtailment of generation, and allow for the connection of new generation resources in eastern Colorado. The location of the proposed switching station and preliminary transmission line route are shown on the attached map for your reference.

It is anticipated that construction of the Project will take 12-18 months following receipt of all necessary permits, completion of engineering activities, procurement of materials, and acquisition of easements and other land rights needed for construction. Currently, construction is scheduled to begin in 2027, with the Project scheduled to be in service in early 2028.

Current uses adjacent to the proposed Project facilities will be able to continue mainly unchanged after construction. Following construction, the transmission line will be unmanned. No employees will be on site other than for periodic inspection and any maintenance or repair work. Typical vehicles on site will include pickup trucks and bucket trucks. The transmission line will operate 24 hours per day, 365 days per year.

Tri-State has submitted an application to Morgan County for a Permit to Conduct a Designated Activity of State Interest or to Engage in Development in a Designated Area of State Interest (1041 Permit). A Certificate of Public Convenience and Necessity was received from the Colorado Public Utilities Commission on September 9, 2022, as Decision No. R22-0533.

Gmail

Cheryl Brindisi <cbrindisi@co.morgan.co.us>

Landowner Concern-Hawes

Ruderman, Rita [redacted] > Thu, Dec 11, 2025 at 12:19 PM
To: Cheryl Brindisi <cbrindisi@co.morgan.co.us>, "Ruderman, Rita" [redacted], "Hutchinson, Charles" [redacted], "Copeland, Anya" [redacted]
Cc: Nicole Hay <nhay@co.morgan.co.us>, Jenafer Santos <jsantos@co.morgan.co.us>

Hi Cheryl,

Thank you for sharing this. We have been in consistent communication with Eldon and Karen Hawes since March 2024, and expected that Eldon may be interested in attending the hearing. He has expressed to our land agent that he is, understandably, concerned about Tri-State's eminent domain authority, to which we have reassured him that it is a last resort and not how we prefer to do business. At this time, our land agent is in the midst of ongoing discussions with the Hawes over option and easement terms, towards the goal of voluntary acquisition. We will plan to speak to his concerns regarding eminent domain and easement acquisition if/when he contributes to public comment.

In the meantime, are there other ways that you would like us to address the encounter? We would also like to know whether the County has a certified return receipt or other means of proof for the hearing notice sent to the Hawes.

RITA RUDERMAN

PROJECT MANAGER II

[redacted]

POWER Engineers

Member of WSP

www.powereng.com

From: Cheryl Brindisi <cbrindisi@co.morgan.co.us>
Sent: Friday, December 5, 2025 1:11 PM
To: Ruderman, Rita [redacted]>; Hutchinson, Charles <[redacted] Copeland, Anya <[redacted]>

[redacted]

Cc: Nicole Hay <nhay@co.morgan.co.us>; Jenafer Santos <jsantos@co.morgan.co.us>
Subject: Landowner Concern-Hawes

[Quoted te t hidden]

NOTICE This communication and any attachments ("this message") may contain information which is privileged, confidential, proprietary or otherwise subject to restricted disclosure under applicable law. This message is for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on, this message is strictly prohibited If you have received this message in error, or you are not an authorized or intended recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies

LAEmHhHzdJzBlTWfa4Hgs7pbKI GMAS

Gmail Jenafer Santos <jsantos@co.morgan.co.us>

Landowner Concern-Hawes

Cheryl Brindisi <cbrindisi@co.morgan.co.us> Thu, Dec 11, 2025 at 2:35 PM
To: "Ruderman, Rita" <[redacted]
Cc: "Hutchinson, Charles" [redacted]>, "Copeland, Anya" [redacted],
Nicole Hay <nhay@co.morgan.co.us>, Jenafer Santos <jsantos@co.morgan.co.us>

Hello and Good Day!
In regards to your question concerning the County's process for hearing notices. We do have a list of landowners that the notices were sent to but the regulations do not require them to be sent certified mail.
Per our 1041 regulations in Section 1-203 Notice of Public Hearing, Mailing List, Publication
(3) At least thirty (30) days; but no more than sixty (60) days before the public hearing, the Board of County Commissioners shall publish the notice one time in a newspaper of general circulation in the County and shall mail the notice by first class mail to each of the persons on the mailing list.

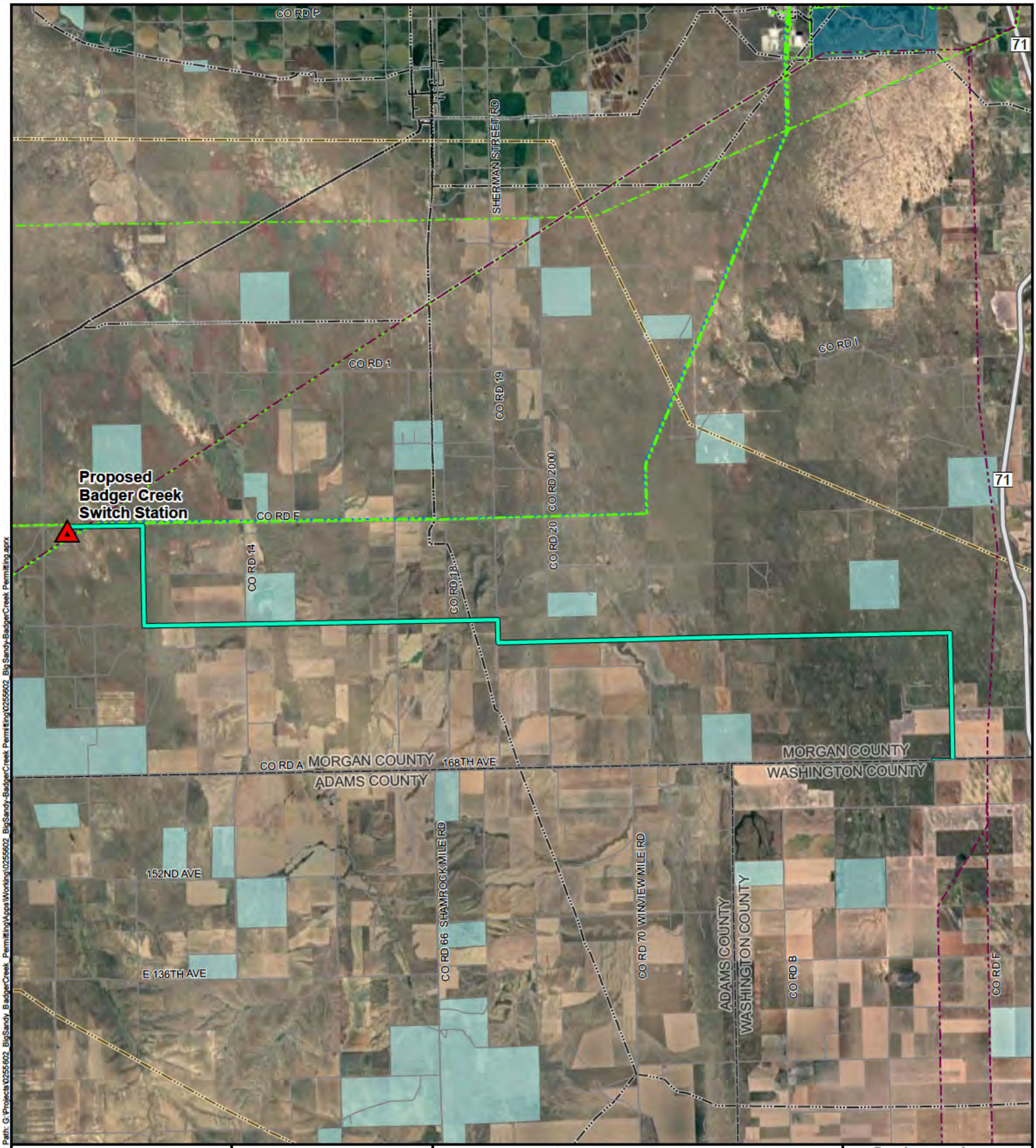
The notices were sent via standard US mailing on November 3rd, 2025 to the list of landowners that we have on file.
The notice was published in the Fort Morgan Times newspaper on November 6, 2025.
The notice was posted to the Morgan County website on November 6, 2025.

Thank you

Cheryl Brindisi, Planning and Zoning Administrative Assistant
Morgan County Planning and Zoning
231 Ensign St.
PO Box 596
Fort Morgan, CO 80701
970-542-3526

CBrindisi@co.morgan.co.us

[Quoted text hidden]



Path: G:\Projects\0255602_BigSandy_BadgerCreek_Permitting\Appx\Working\0255602_BigSandy-BadgerCreek_Permitting\0255602_BigSandy-BadgerCreek_Permitting.aprx

PROJECT OVERVIEW MAP

0 1.25 2.5

Miles

POWER ENGINEERS

TRI-STATE

BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

1041 APPLICATION
MORGAN COUNTY, COLORADO

NAD 1983 STATEPLANE COLORADO NORTH FIPS 0501 (US FEET)

1:158,400	1 inch = 2.5 miles
Map Rev: 1	Date: 9/2/2025

Project Features
- Proposed Badger Creek Switch Station
- Preliminary Preferred Route

Jurisdiction
- State of Colorado
- Local Ownership
- Private

Existing Utility
- 345 kV Transmission
- 230 kV Transmission
- 115 kV Transmission
- Oil Pipeline
- Natural Gas Pipeline

Reference Features
- State Highway
- Local Road
- County Boundary

Property Owners within 500 Feet from Centerline in Morgan County

The following list includes all landowners within 500 feet of the proposed transmission line alignment. The alignment, and therefore this list, are preliminary, as discussions with landowners are ongoing and may affect micro-siting decisions.

LANDOWNER LIST, REPEATS REMOVED:

Landowner Name	Parcel No.(s)	Mailing Address
Randy Owen Fiscus	149135000002	PO Box 803, Brush, CO, 80723
Craig J & Sharon L Quick Revocable Trust	149135000001, 149126000002	26306 County RD J, Woodrow, CO, 80757
Joseph R & Ann M Archuleta	149134000002	PO Box 922, Snyder, CO, 80750
Douglas Queen	149134000001	PO Box 731, Brush, CO, 80723
Cur s Ranch LLP	149127000001, 149123000001, 149122000002, 149121000001	3769 HWY 71, Brush, CO 80723
Doris J Chenoweth Trust	149126000001, 149123000002	11373 Jersey Way, Thornton, CO, 80233
DJD David Proper es LLC	149121000002, 149120000001	7300 County RD 15, Fort Morgan, CO, 80701
Shi ing Sands Ranch, LLC	149119000001, 148924000001, 148923000001, 148922000001	PO Box 175, Roggen, CO, 80652
Lewton Land Co.	148923000004, 148923000003, 148922000004, 148921000002	47500 E 144th Ave, Bennett CO, 80102
Glenn Ranch & Ca le Company RLLP	148922000002, 148921000001, 148920000001	6432 County RD 19, Fort Morgan, CO, 80701
Tammy Jess Trust	148919000003, 148713000004	17265 County RD V, Fort Morgan, CO, 80701
Terry Musgrave	148919000001, 148918000002, 148724000002	2614 County RD 18, Fort Morgan, CO, 80701
Madeleine R Drake	148724000001, 148714000002	1351 W 27TH Dr, San Pedro, CA 90731
Irene Nellie & Cary David Strauss	148713000003	6837 W Fellet LN, Lakewood, CO, 80227
Eldon D & Karen K Hawes	148723000001, 148720000001, 148717000002, 148717000001, 148719000001, 148718000001	3757 County RD 14, Fort Morgan, CO, 80701
Good Family Trust	148723000002, 148714000001, 148715000003	22760 County RD R, Fort Morgan, CO, 80701

Ruth & Mary Beardsley	148722000001	41919 156TH ST S E, Gold Bar, WA, 98251
Linnebur Grain & Buffalo LLLP	148722000002, 148715000002, 148721000001	74600 HWY 36, Byers , CO, 80103
State of Colorado	148716000900	1313 Sherman St, RM 620, Denver, CO, 80203
Freund Investments LLC	148718000002, 148512000002, 148707000003	15460 E Batavia Dr, Aurora, CO, 80011
Jerry D and Monica L Wolfswinkel	148524000001,148513000001	8269 County RD F, Wiggins, CO, 80654
Billis Ranch Solar LLC	148512000001, 148501000001, 148502000001, 148511000001	12152 E 168TH AVE BRIGHTON, CO 80602
Howard Kuhlman	148707000002	1679 WILDFLOWER DR BRIGHTON, CO 80601
Gerard R & Kelly R Graybill	148706000001	6441 Weld County RD 67, Keenesburg, CO, 80643

COMPLETE LIST IN ORDER OF PARCELS CROSSED:

Landowner Name	Parcel No.	Mailing Address	S	T	R
Randy Owen Fiscus	149135000002	PO Box 803, Brush, CO, 80723	35	1N	56W
Craig J & Sharon L Quick Revocable Trust	149135000001	26306 County RD J, Woodrow, CO, 80757	35	1N	56W
Joseph R & Ann M Archuleta	149134000002	PO Box 922, Snyder, CO, 80750	34	1N	56W
Douglas Queen	149134000001	PO Box 731, Brush, CO, 80723	34	1N	56W
Cur s Ranch LLP	149127000001	3769 HWY 71, Brush, CO 80723	27	1N	56W
Craig J & Sharon L Quick Revocable Trust	149126000002	26306 County RD J, Woodrow, CO, 80757	26	1N	56W
Doris J Chenoweth Trust	149126000001	11373 Jersey Way, Thornton, CO, 80233	26	1N	56W
Doris J Chenoweth Trust	149123000002	11373 Jersey Way, Thornton, CO, 80233	23	1N	56W
Cur s Ranch LLP	149123000001	3769 HWY 71, Brush, CO 80723	23	1N	56W

Cur s Ranch LLP	149122000002	3769 HWY 71, Brush, CO 80723	22	1N	56W
Cur s Ranch LLP	149121000001	3769 HWY 71, Brush, CO 80723	21	1N	56W
DJD David Proper es LLC	149121000002	7300 County RD 15, Fort Morgan, CO, 80701	21	1N	56W
DJD David Proper es LLC	149120000001	7300 County RD 15, Fort Morgan, CO, 80701	20	1N	56W
Shi ing Sands Ranch, LLC	149119000001	PO Box 175, Roggen, CO, 80652	19	1N	56W
Shi ing Sands Ranch, LLC	148924000001	PO Box 175, Roggen, CO, 80652	24	1N	57W
Shi ing Sands Ranch, LLC	148923000001	PO Box 175, Roggen, CO, 80652	23	1N	57W
Lewton Land Co.	148923000004	47500 E 144th Ave, Bennett CO, 80102	23	1N	57W
Lewton Land Co.	148923000003	47500 E 144th Ave, Bennett CO, 80102	23	1N	57W
Lewton Land Co.	148922000004	47500 E 144th Ave, Bennett CO, 80102	22	1N	57W
Shi ing Sands Ranch, LLC	148922000001	PO Box 175, Roggen, CO, 80652	22	1N	57W
Glenn Ranch & Catt e Company RLLP	148922000002	6432 County RD 19, Fort Morgan, CO, 80701	22	1N	57W
Glenn Ranch & Catt e Company RLLP	148921000001	6432 County RD 19, Fort Morgan, CO, 80701	21	1N	57W
Lewton Land Co.	48921000002	47500 E 144th Ave, Bennett CO, 80102	21	1N	57W
Glenn Ranch & Catt e Company RLLP	148920000001	6432 County RD 19, Fort Morgan, CO, 80701	20	1N	57W
Tammy Jess Trust	148919000003	17265 County RD V, Fort Morgan, CO, 80701	19	1N	57W
Terry Musgrave	148919000001	2614 County RD 18, Fort Morgan, CO, 80701	19	1N	57W
Terry Musgrave	148918000002	2614 County RD 18, Fort Morgan, CO, 80701	18	1N	57W
Terry Musgrave	148724000002	2614 County RD 18, Fort Morgan, CO, 80701	24	1N	58W

Madeleine R Drake	148724000001	1351 W 27TH Dr, San Pedro, CA 90731	24	1N	58W
Tammy Jess Trust	148713000004	17265 County RD V, Fort Morgan, CO, 80701	13	1N	57W
Irene Nellie & Cary David Strauss	148713000003	6837 W Fellet LN, Lakewood, CO, 80227	13	1N	57W
Eldon D & Karen K Hawes	148723000001	3757 County RD 14, Fort Morgan, CO, 80701	23	1N	58W
Madeleine R Drake	148714000002	1351 W 27TH Dr, San Pedro, CA 90731	14	1N	58W
Good Family Trust	148723000002	22760 County RD R, Fort Morgan, CO, 80701	23	1N	58W
Good Family Trust	148714000001	22760 County RD R, Fort Morgan, CO, 80701	14	1N	58W
Ruth & Mary Beardsley	148722000001	41919 156TH ST S E, Gold Bar, WA, 98251	22	1N	58W
Linnebur Grain & Buffalo LLLP	148722000002	74600 HWY 36, Byers , CO, 80103	22	1N	58W
Linnebur Grain & Buffalo LLLP	148715000002	74600 HWY 36, Byers , CO, 80103	15	1N	58W
Robert H & Mary E Good	148715000003	22760 County RD R, Fort Morgan, CO 80701	15	1N	58W
Linnebur Grain & Buffalo LLLP	148721000001	74600 HWY 36, Byers , CO, 80103	21	1N	58W
State of Colorado	148716000900	1313 Sherman St, RM 620, Denver, CO, 80203	16	1N	58W
Eldon D & Karen K Hawes	148720000001	3757 County RD 14, Fort Morgan, CO, 80701	20	1N	58W
Eldon D & Karen K Hawes	148717000002	3757 County RD 14, Fort Morgan, CO, 80701	17	1N	58W
Eldon D & Karen K Hawes	148717000001	3757 County RD 14, Fort Morgan, CO, 80701	17	1N	58W
Eldon D & Karen K Hawes	148719000001	3757 County RD 14, Fort Morgan, CO, 80701	19	1N	58W

Eldon D & Karen K Hawes	148718000001	3757 County RD 14, Fort Morgan, CO, 80701	18	1N	58W
Freund Investments LLC	148718000002	15460 E Batavia Dr, Aurora, CO, 80011	18	1N	58W
Jerry D and Monica L Wolfswinkel	148524000001	8269 County RD F, Wiggins, CO, 80654	24	1N	59W
Jerry D and Monica L Wolfswinkel	148513000001	8269 County RD F, Wiggins, CO, 80654	13	1N	59W
Freund Investments LLC	148512000002	15460 E Batavia Dr, Aurora, CO, 80011	12	1N	59W
Freund Investments LLC	148707000003	15460 E Batavia Dr, Aurora, CO, 80011	7	1N	59W
Billis Ranch Solar LLC	148512000001	12152 E 168TH AVE, BRIGHTON, CO 80602	12	1N	59W
Howard Kuhlman	148707000002	1679 WILDFLOWER DR BRIGHTON, CO 80601	7	1N	58W
Gerard R & Kelly R Graybill	148706000001	6441 Weld County RD 67, Keenesburg, CO 80643	6	1N	58W
Billis Ranch Solar LLC	148501000001	12152 E 168TH AVE BRIGHTON, CO 80602	1	1N	59W
Billis Ranch Solar LLC	148502000001	12152 E 168TH AVE BRIGHTON, CO 80602	2	1N	59W
Billis Ranch Solar LLC	148511000001	12152 E 168TH AVE BRIGHTON, CO 80602	11	1N	59W

MORGAN COUNTY
PLANNING AND ZONING DEPARTMENT

TO REFERRAL AGENCIES:

Blue Lightning
Brush Fire Department
CDOT
Century Link
Cheyenne Plains Gas Pipeline Company, LLC
Colorado State Land Board, DNR
Farm Service Agency-Morgan County
Fort Morgan Fire Department
Kinder Morgan, Inc.
Morgan County Assessor
Morgan County Communications Center
Morgan County Emergency Management
Morgan Conservation District
Morgan County Rural Electric Association
Morgan County Road and Bridge
Morgan County Sheriff Department
Morgan County Weed & Pest Advisory Board
Wiggins Fire Department
Xcel Energy

FROM: Cheryl Brindisi, Morgan County Planning & Zoning Administrative Assistant
231 Ensign St, PO Box 596, Fort Morgan, CO 80701
970-542-3526 / 970-542-3509 fax / cbrindisi@co.morgan.co.us
DATE: November 3, 2025
RE: Land Use Application–1041

The following 1041 Permit Application for a Major Facility of a Public Utility is submitted to you for review and comments. The application is scheduled to be heard by the Board of County Commissioners on **Tuesday, December 16, 2025 at 9:00 A.M.** in the Assembly Room of the Morgan County Administrative Building, 231 Ensign Street, Fort Morgan, CO 80701 (Basement level; use elevator entrance in SW corner). You are encouraged to provide comments to this application or attend the public hearing. Failure to comment will be viewed as a favorable review.

Applicant: Tri-State Generation and Transmission Association, Inc.
Request: To construct, operate and maintain a single-circuit, 230-kv overhead transmission line along the proposed route and associated facilities located within Morgan County for the Big Sandy to Badger Creek 230-kv Transmission Project (Project).

Sincerely,
Cheryl Brindisi, Cheryl Brindisi,
Morgan County Planning & Zoning Administrative Assistant

REFERRAL AGENCIES	RESPONSES RECEIVED
Blue Lightning	
Brush Fire Department	
CDOT	Response received via email 11/07/2025 Thank you for sending this in. I believe we've already had conversations with the applicant to this point, but please pass along that any utility crossings over or under state highways require utility permits from our office here. They can get in touch with me if they have any questions or to discuss the permitting process. Thank you. Tim Tim Bilobran Region 4 Permits Manager
Century Link	
Cheyenne Plains Gas Pipeline Company, LLC	
Colorado State Land Board, DNR	
Farm Service Agency – Morgan County	
Fort Morgan Fire Department	
Kinder Morgan, Inc.	
Morgan County Assessor	
Morgan County Communications Center	
Morgan County Emergency Management	
Morgan Conservation District	
Morgan County Rural Electric Association	
Morgan County Road and Bridge	
Morgan County Sheriff Department	
Morgan County Weed & Pest Advisory Board	
Wiggins Fire Department	
Xcel Energy	See attached letter 11/25/2025

Xcel Energy℠
PUBLIC SERVICE COMPANY

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: [redacted]

November 25, 2025

Morgan County Planning and Building Department
231 Ensign / PO Box 596
Fort Morgan, CO 80701

Attn: Cheryl Brindisi, Nicole Hay, Jenafer Santos

Re: TRISTATE - BIG SANDY TO BADGER CREEK TRANSMISSION PROJECT

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has determined there are **possible conflicts** with the above captioned project. Public Service Company has an existing *electric* **transmission** line and an existing *high-pressure natural gas* **transmission** pipeline with associated land rights as shown within this property. Any activity including annexation, zoning, grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan, it is the responsibility of the property owner/developer/contractor to contact the following for development plan review and execution of License Agreements:

- **for Electric Transmission**: email coloradorightofway@xcelenergy.com or website www.xcelenergy.com/rightofway
- **for High Pressure Natural Gas Transmission**: cloud.marketing.xcelenergy.com/encroachment

Please be aware PSCo owns and operates existing natural gas distribution facilities along the project route.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: [redacted] – Email: [redacted]

NOTICE OF PUBLIC HEARING
MORGAN COUNTY BOARD OF COUNTY COMMISSIONERS
DECEMBER 16, 2025 AT 9:00 A.M
TO REVIEW APPLICATION
FOR A MAJOR FACILITY OF A PUBLIC UTILITY

Notice is hereby given that on the date and time above (or as soon as possible following the scheduled time) and at the location above, or at such time and place as this hearing may be adjourned, the Morgan County Board of County Commissioners will conduct a public hearing on the following proposed **Land Use Application: 1041**

1.) Description of Application:
Concerning Tri-State Generation and Transmission Association's 1041 Permit Application for a Major Facility of a Public Utility to construct and operate a transmission line and proposed new switching station in a portion of Big Sandy-Badger Creek project located in Morgan County.

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/85484638154
Join via audio:
+1 719 359 4580 US
Webinar ID: 854 8463 8154

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office, 231 Ensign St., Fort Morgan, Colorado. Documents are also available on the Morgan County Website https://morgancounty.colorado.gov

At time of the meeting an opportunity will be given for presentation of evidence in support of or in opposition to the application.

Nicole Hay
Nicole Hay
Morgan County Planning Administrator

Published: November 6, 2025
Posted to website: November 6, 2025

For special assistance for the mentioned hearing, please notify us at least 48 hours before the scheduled agenda item. Please call (970) 542-3526 to request any ADA accommodations.

AFFIDAVIT OF PUBLICATION

MORGAN COUNTY TIMES

State of Colorado
County of Morgan

I, the undersigned agent, do solemnly swear that **THE MORGAN COUNTY TIMES** is a daily newspaper printed, in whole or in part, and published in the City of Fort Morgan, County of Morgan, State of Colorado, and which has general circulation therein and in parts of Logan and Morgan counties; that said newspaper has been continuously and uninterruptedly published for a period of more than six months next prior to the first publication of the annexed legal notice of advertisement, that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any, amendments thereof, and that said newspaper is a daily newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado; that a copy of each number of said newspaper, in which said notice of advertisement was published, was transmitted by mail or carrier to each of the subscribers of said newspaper, according to the accustomed mode of business in this office.

The annexed legal notice or advertisement was published online **October 31, 2025** and in the regular and entire edition of said daily newspaper once; and that one publication of said notice was in the issue of said newspaper dated **November 6, 2025.**

Melissa Najera
Agent

Subscribed and sworn to before me this 6th day of **November, 2025** in the County of Morgan, State of Colorado.

Shayla Najera
Notary Public

Account #1052763
Ad #2141582
Fee $23.94

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031965
MY COMMISSION EXPIRES JULY 31, 2029

NOTICE OF PUBLIC HEARING
MORGAN COUNTY BOARD OF COUNTY COMMISSIONERS
DECEMBER 16, 2025 AT 9:00 A.M
TO REVIEW APPLICATION
FOR A MAJOR FACILITY OF A PUBLIC UTILITY

Notice is hereby given that on the date and time above (or as soon as possible following the scheduled time) and at the location above, or at such time and place as this hearing may be adjourned, the Morgan County Board of County Commissioners will conduct a public hearing on the following proposed Land Use Application: 1041

1.) Description of Application:
Concerning Tri-State Generation and Transmission Association's 1041 Permit Application for a Major Facility of a Public Utility to construct and operate a transmission line and proposed new switching station in a portion of Big Sandy-Badger Creek project located in Morgan County.

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:
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Documents pertaining to the above identified matters are on file in the Planning Administrator's Office, 231 Ensign St., Fort Morgan, Colorado. Documents are also available on the Morgan County Website https://morgancounty.colorado.gov
At time of the meeting an opportunity will be given for presentation of evidence in support of or in opposition to the application.

/s/Nicole Hay
Nicole Hay
Morgan County Planning Administrator

Published: Morgan County Times November 6, 2025-2141582

| BOARD OF COUNTY COMMISSIONERS 9:00 A.M. | DECEMBER 16, 2025 | AMENDMENTS TO THE MORGAN COUNTY ZONING REGULATIONS

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Electric Motor Vehicle Charging Systems

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- Proposed Zoning Regulation Amendments
- Notification

AMENDMENT SUMMARY

MORGAN COUNTY BOARD OF COUNTY COMMISSIONERS
AMENDMENT SUMMARY-ELECTRIC VEHICLE CHARGING SYSTEMS
December 16, 2025

AMENDMENTS
MORGAN COUNTY ZONING REGULATIONS

House Bill 24-1173 addresses permitting requirements for electric vehicle (EV) charging systems in Colorado. The bill requires counties with a population of 20,000 or more to adopt an ordinance or resolution by December 31, 2025 regulating the permitting of EV charging systems. The ordinance or resolution needs to 1) adopt the Colorado Electric Vehicle Charging Model Land Use Code developed by the Colorado Energy Office, 2) establish standards and an administrative review process for reviewing EV charger permit applications, or 3) opt out of the Model Code or the process to establish standards and continue using an existing permitting review process for such applications.

The County does not currently have a permitting process specifically addressing EV charging stations. To the extent an EV charging station is proposed, depending on its use classification (primary v. accessory), it would require a special use permit or a zoning permit. To more clearly provide for accessory EV charging systems, the proposed amendments are summarized as follows:

1. Definitions. Add a definition for electric vehicle charging system.

2. Electric Vehicle Charging Systems. Will be an accessory use as a use by right (UBR) in the Light Industrial (LI) and Commercial (C) zones. They will also be an accessory UBR when located on the same property as an event center, hotel, motel, restaurant, or gas station.

3. Regulation clarification. Currently, there is an inconsistency with Accessory Uses (Sec. 3-130(H)) and the Table of Uses (Sec. 3-235).

The Planning Commission recommended approval at a public hearing held on December 8, 2025 on a vote of 5 – 0, one member was absent.

Nicole Hay
Morgan County Planning Director

PROPOSED ZONING REGULATION AMENDMENTS

1-130 Definitions

Electric Vehicle ("EV") Charging Systems: A device that is used to provide electricity to a plug-in electric vehicle or plug-in hybrid vehicle, which is designed to ensure that a safe connection has been made between the electric grid and the vehicle, and is able to communicate with the vehicle's control system so that electricity flows at an appropriate voltage and current level.

3-130 Accessory Uses and Structures

(H) Accessory uses may be specifically identified in the Use Table in Sec. 3-235 and pursuant to the Use Table may require a specific permit. Accessory uses which are incidental to and commonly associated with a use by right and not specifically identified in the Use Table should be considered a use by right. Further, ~~C~~construction of accessory uses may or may not require a building or zoning permit. If a permit is required, a map showing the location of the accessory use on the ~~zone~~ lot in relation to other buildings and property lines will be required.

ELECTRIC VEHICLE CHARGING SYSTEMS

4-490 Standards

(A) Electric vehicle ("EV") charging systems are an accessory use by right when located on the same property as an event center, hotel, motel, restaurant or gas station.

(B) EV charging systems shall comply with the County's applicable building code.

(C) EV charging systems' parking spaces are counted towards the minimum parking spaces for the primary use on the same property.

USE TABLE													
UBR - Use-by-right NP – Not Permitted						CU - Conditional Use T- Temporary Use			SU - Special Use Blank - Not Specified				
Uses	**Zone District**												**Regulation Reference**
	A 20>	**A 20<**	**A/B**	**ER**	**RR**	**RCR**	**MDR**	**HDR**	**C**	**LI**	**HI**	**MH**	
PRIMARY USES													
Solid waste management facilities (excluding digesters)	SU	SU								SU	SU	NP	4-505 through 4-550
Synthetic fuel production not exceeding ten thousand (10,000) gallons per year and provided the fuel is used where the production occurs	CU											NP	
Training, breeding and boarding facilities which do not exceed the animal unit densities of Table 3, Appendix B	UBR	UBR	UBR									NP	
Truck terminals and loading areas											CU	NP	
Two family dwelling, as the only residential structure, site built or manufactured home on a permanent foundation	SU	SU					UBR	CU				NP	
Veterinary clinics or veterinary hospitals	CU	CU	CU									NP	
Warehouses									SU		UBR	NP	
Wastewater Facility	SU	SU	SU	SU	SU	SU	SU	SU	CU	CU	CU	SU	4-555 through 4-570
Water facility	SU	SU	SU	SU	SU	SU	SU	SU	CU	CU	CU	SU	
Water reservoirs of 10 acres and greater and less than 20 acres maximum surface area or 65 acre feet and greater and less than 130 acre feet maximum capacity	CU	CU	CU									NP	
Water reservoirs of 20 acres and greater maximum surface area or 130 acre feet and greater maximum capacity	SU	SU	SU									NP	
Water reservoirs of less than 10 acres maximum surface are or 65 acre feet maximum capacity	UBR	UBR	UBR						CU	CU	CU	NP	
ACCESSORY USES													
Above ground fuel storage tanks	UBR	UBR	UBR						UBR	UBR	UBR	NP	4-480
Accessory uses, buildings, and structures	UBR	UBR	UBR						UBR	UBR	UBR	NP	3-130
Additional antennas for communication facilities.	CU	CU								CU	CU	NP	
Agriculture related businesses if associated with owner occupied housing	CU	CU										NP	
BESS Facility	SU	SU	SU							SU	SU	NP	4-850 through 4-880
Building-mounted wind energy facilities (WEFs)	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	
Digesters (Confined animal feeding operations only)	UBR	UBR										NP	4-207
Electric Vehicle Charging Systems									UBR	UBR			4-940
Garages, parking and other equipment	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR			UBR	

NOTIFICATION

AFFIDAVIT OF PUBLICATION

THE MORGAN COUNTY TIMES

State of Colorado
County of Morgan

I, the undersigned agent, do solemnly swear that **THE MORGAN COUNTY TIMES** is a daily newspaper printed, in whole or in part, and published in the City of Fort Morgan, County of Morgan, State of Colorado, and which has general circulation therein and in parts of Logan and Morgan counties; that said newspaper has been continuously and uninterruptedly published for a period of more than six months next prior to the first publication of the annexed legal notice of advertisement, that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any, amendments thereof, and that said newspaper is a daily newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado; that a copy of each number of said newspaper, in which said notice of advertisement was published, was transmitted by mail or carrier to each of the subscribers of said newspaper, according to the accustomed mode of business in this office.

The annexed legal notice or advertisement was published online **November 26, 2025** and in the regular and entire edition of said daily newspaper once; and that one publication of said notice was in the issue of said newspaper dated **November 27, 2025**.

Melissa Najera
Agent

Subscribed and sworn to before me this 28th day of **November, 2025** in the County of Morgan, State of Colorado.

Shayla Najera
Notary Public

Account # 1052763
Ad # 2144587
Fee $32.13

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031965
MY COMMISSION EXPIRES JULY 31, 2029

NOTICE OF PUBLIC HEARING
MORGAN COUNTY BOARD OF COMMISSIONERS
TUESDAY, DECEMBER 16, 2025 AT 9:00 A.M.
VIRTUAL AND IN PERSON IN THE ASSEMBLY ROOM, MORGAN COUNTY ADMINISTRATIVE BUILDING, 231 ENSIGN, FORT MORGAN, COLORADO

Notice is hereby given that on the date and time above (or as soon as possible following the scheduled time) and at the location above, or at such time and place as this hearing may be adjourned, the Morgan County Board of Commissioners will conduct public hearings on the following proposed Land Use Application and Amendments to the Morgan County Zoning Regulations:

1.) Applicants and Landowners: Randall and Rhonda Jess
Legal Description: Located in part of Sections 25 and 26, Township 4 North, Range 58, West of the 6th P.M., Morgan County, Colorado.
Request: Rezone (4) parcels from Spit Zone (SZ), Moderate Density Residential (MDR), Estate Residential (ER) and Rural Residential (RR) all to Agricultural Production (A).

2.) Zoning Amendments related to Electric Motor Vehicle Charging Systems.

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At time of the meeting an opportunity will be given for presentation of evidence in support of or in opposition to the application.

/s/Nicole Hay
Nicole Hay
Morgan County Planning Administrator

Published in the paper: November 27, 2025
Posted to website: November 26, 2025

For special assistance for the mentioned hearing, please notify us at least 48 hours before the scheduled agenda item. Please call (970) 542-3526 to request any ADA accommodations

Published: Morgan County Times November 27, 2025-2144587

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MORGAN COUNTY BOARD OF COMMISSIONERS
TUESDAY, DECEMBER 16, 2025 AT 9:00 A.M.
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Nicole Hay

Nicole Hay
Morgan County Planning Administrator

Published in the paper: November 27, 2025
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MORGAN COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 2025 BCC 49

A RESOLUTION AMENDING THE MORGAN COUNTY ZONING REGULATIONS TO ESTABLISH ELECTRIC VEHICLE CHARGING SYSTEM REGULATIONS

WHEREAS, the County desires to amend the Morgan County Zoning Regulations to establish regulations regarding the use of electric vehicle charging systems.

WHEREAS, on December 8, 2025, the Planning Commission held duly noticed public hearings on the proposed amendments;

WHEREAS, on December 16, 2025, the Board of County Commissioners held a duly noticed public hearing on the proposed amendments;

WHEREAS, all relevant and required provisions for amending the Morgan County Zoning Regulations have been complied with; and

WHEREAS, after considering public testimony received and the recommendation of the Planning Commission, the Board of County Commissioners finds these amendments to be in the best interest of the citizens of Morgan County.

NOW THEREFORE BE IT RESOLVED by the Morgan County Board of County Commissioners as follows:

Section 1. Section 1-130 of the Morgan County Zoning Regulations is amended by the addition of the following definitions to be inserted in alphabetical order and to read as follows:

> **Electric Vehicle ("EV") Charging Systems:** A device that is used to provide electricity to a plug-in electric vehicle or plug-in hybrid vehicle, which is designed to ensure that a safe connection has been made between the electric grid and the vehicle, and is able to communicate with the vehicle's control system so that electricity flows at an appropriate voltage and current level.

Section 2. Section 3-130(H) of the Morgan County Zoning Regulations is amended to read as follows:

(H) Accessory uses may be specifically identified in the Use table in Sec. 3-235 and pursuant to the Use Table may require a specific permit. Accessory uses which are incidental to and commonly associated with a use by right and not specifically identified in the Use Table should be considered a use by right. Further, construction of accessory uses may or may not require a building or zoning permit. If a permit is required, a map showing the location of the accessory use on the lot in relation to other buildings and property lines will be required.

Section 3. The Morgan County Zoning Regulations are amended by the addition of a new section to read as follows:

4-490 Electric Vehicle Charging Systems

(A) Electric vehicle ("EV") charging systems are an accessory use by right when located on the same property as an event center, hotel, motel, restaurant or gas station.

(B) EV charging systems shall comply with the County's applicable building code.

(C) EV charging systems' parking spaces are counted towards the minimum parking spaces for the primary use on the same property.

APPROVED this 16th day of December, 2025.

BOARD OF COUNTY COMMISSIONERS
MORGAN COUNTY, COLORADO

_____
Jon J. Becker, Chair

_____
Tim A. Malone, Commissioner

_____
Kelvin S. Bernhardt, Commissioner

ATTEST:
(SEAL)

_____
Kevin Strauch, Clerk to the Board