WARREN PROPERTY

LOCATED 5MILES NORTHEAST OF CEDAREDGE, COLORADO
ON THE GRAND MESA MOUNTAIN

This property acreage is 400, with a high surface area due to the many changes in elevation. The highest point is approximately 8000 feet.

- Western Colorado is a dry area and requires water. This property has water rights associated with a spring on the property. The water rights are equivalent to 32,316 gallons a day, unless there is a drought in the region.
- The property is in separate parcels. It is possible to apply for additional water from this spring on the parcel below the spring location.
- The western side of the property has Sooner Ditch, which for the most part has a continuous water flow due to irrigation practices. Which is good for wildlife and livestock.
- This is Oak Brush country due to a fire in 2005. However, there are some new Aspen growth and Cedars. We have also planted Pines and Cottonwood.
- We have improved pastures and a horse pasture. To access the thousands of acres of Public Lands; horses are a plus; otherwise one must be in excellent hiking shape.
- This property had NO vehicle access until we purchased this property. There was NO access to the western side at all. We built several miles of rock road to the property and numerous dirt roads throughout the property.
- With all the roads, this property offers great ATV and Snowmobiling.
- Of course, hiking, and if one is into it; Sandstone cliffs for a little mountain climbing.
- This property has a newly constructed a 3-sided barn and 2 travel trailers in good shape. A tool shed and water storage tanks.
- The property has new fencing and is 90% completed. The fencing that has been completed is enough to keep cattle grazers out.
- This property is an end of the road property. No one has access, except cattle grazers with permits for the Forest Service and lower BLM.
- Naturally, this is an excellent hunting property. As stated, it was virtually impossible to get to. We have hunted all over the Grand Mesa harvesting some truly great animals.
- We harvested a record book Black Bear on the Sooner Ditch in September of 2018 off this property. In 2015 a record book mule deer off the Grand Mesa.

- There is an old mining camp with 7 graves, with flowers. The camp used old steam driven equipment from the early 1900s.
- There is a coal vein, but no mineral rights. Possible surface rights?
- The water from this spring was tested. In layman terms. The water is consumable straight from the ground. It has no odor. It has Coliform and some mineral hardness. Both can be treated by chlorine tablets in a holding tank if desired. The bacteria causes stains and is easily remove by chlorine. The chlorine also oxidizes metals in the water, reducing the hardness. Naturally a carbon filter will improve the taste. Good ole spring water!
- There land owner vouchers for deer tags available with this property.

DISTRICT COURT, WATER DIVISION 4, COLORADO Court Address: 1200 N. Grand Ave., Bin A Montrose, CO 81401-3146	DATE FILED: December 21, 2017
IN THE MATTER OF THE APPLICATION FOR WATER RIGHTS OF HENRY WARREN, JR. and CHARLES WARREN IN THE GUNNISON RIVER, DELTA COUNTY	**Case Number: 17CW43**

CORRECTED RULING OF REFEREE AND DECREE

Applicants, HENRY WARREN, JR. and CHARLES WARREN, 280 Capetown, Montgomery, TX 77356 request a Surface Water Right by Application filed September 5, 2017.

FINDINGS OF FACT

1. All notices required by law of the filing of this Application have been given. The Referee has jurisdiction of this case. The time for filing of statements of opposition has expired and no such statements have been filed. The Division Engineer has requested that the name of the structure be changed to match the previously decreed name from case W-3034 which was later cancelled.

2. Applicants request a conditional water right for the J&P PIPELINE which will be located within the NE1/4 NW1/4 of Section 1, Township 13 South, Range 94 West, 6th P.M., at a point 347 feet from the north section line and 2663 feet from the east section line (Zone 13, NAD83, Easting 0253435m, Northing 4315967m). This diversion will take water tributary to the West Fork of Currant Creek which is tributary to Currant Creek and the Gunnison River. Applicants desire to have conditional flow rights for .05 c.f.s. for domestic use in one single-family dwelling, irrigation of one acre and wildlife use. The Court finds that the J&P PIPELINE will produce .05 c.f.s., and that Applicants have shown the requisite intent and ability to place this water to the uses requested.

RULING

Applicants are hereby GRANTED a conditional water right for .05 c.f.s. for domestic use in one single-family dwelling, irrigation of one acre and wildlife use from the J&P PIPELINE, located as above-described, with an appropriation date of May 25, 2017, adjudication date of 2017.

The Applicants must install some type of lockable and controllable device on this structure, as approved by the Division Engineer, to allow for proper water administration.

Prior to or during the month of _____, 2024, and every six years thereafter until the conditional right is decreed absolutely, the owner or user thereof, if it is desired to maintain the same, shall file an application for finding of reasonable diligence with this Court. Applicant shall notify this Court of any change in mailing address. Upon the sale or other transfer of this conditional right, the transferee shall file with this Court a notice of transfer which shall state:

(1) The title and case number of this case;
(2) The description of the water right transferred;
(3) The name of the transferor;
(4) The name and mailing address of the transferee.

Applicant shall notify any transferee of the requirements of this paragraph. This corrected ruling is being entered to replace an incorrect structure name reference.

Dated this 21st day of December nunc pro tunc the14th day of December, 2017.

S. Gregg Stanway
Water Referee

No protest was filed in this matter. The foregoing Ruling is confirmed and approved, and is made the judgment and decree of this Court.

J. Steven Patrick
Water Judge

Montrose County Court
1200 North Grand Avenue, Bin A
Montrose CO 814013146 United States

HENRY WARREN JR
280 CAPETOWN
MONTGOMERY TX 77356

100-1005

To: Henry Warren JR

Subject: Service of documents in 2017CW43.

You are being served with documents filed electronically through the Colorado Courts E-Filing system. Please review the following details concerning this service.

- Court Location: Montrose County
- Case Number: 2017CW43

- Filing ID: N/A
- Filed Document Title(s):
  - CORRECTED RULING OF REFEREE
- Submitted on Date/Time: Thu Dec 21 18:30:03 MST 2017
- Submitted by Authorizing Organization:
- Submitted by Authorizing Attorney: Montrose County Court

If you have a question about the above listed case, please contact the court. Information for all Colorado court locations is listed on the Colorado Judical Branch website http://www.courts.state.co.us/Index.cfm.

Informational Water Quality Report

Watercheck w/PO+Thallium

National Testing Laboratories, Ltd.
Quality Water Analysis
6571 Wilson Mills Rd
Cleveland, Ohio 44143
1-800-458-3330

Client:
Henry T Warren Jr 280 Capeton Montgomery, TX 77356

Ordered By:
Delta County Health Department 255 W. 6th Street Delta, CO 81416 ATTN: Ken Nordstrom

Sample Number: 903932

Location:	Parcel #319301100006
Type of Water:	Other
Collection Date and Time:	
Received Date and Time:	9/18/2019 9:35 AM
Date Completed:	9/27/2019

Underground Spring

Definition and Legend

This informational water quality report compares the actual test result to national standards as defined in the EPA's Primary and Secondary Drinking Water Regulations.

Primary Standards:	Are expressed as the maximum contaminant level (MCL) which is the highest level of contaminant that is allowed in drinking water. MCLs are enforceable standards.
Secondary standards:	Are non-enforceable guidelines regulating contaminants that may cause cosmetic effects (such as skin or tooth discoloration) or aesthetic effects (such as taste, odor,or color) in drinking water. Individual states may choose to adopt them as enforceable standards.
Action levels:	Are defined in treatment techniques which are required processes intended to reduce the level of a contaminant in drinking water.
mg/L (ppm):	Unless otherwise indicated, results and standards are expressed as an amount in milligrams per liter or parts per million.
Minimum Detection Level (MDL):	The lowest level that the laboratory can detect a contaminant.
ND:	The contaminant was not detected above the minimum detection level.
NA:	The contaminant was not analyzed.


The contaminant was not detected in the sample above the minimum detection level.


The contaminant was detected at or above the minimum detection level, but not above the referenced standard.


The contaminant was detected above the standard, which is not an EPA enforceable MCL.

The contaminant was detected above the EPA enforceable MCL.


These results may be invalid.

Status	Contaminant	Results	Units	National Standards		Min. Detection Level
			Microbiologicals			
[redacted] ✓	Total Coliform by P/A	Total Coliform bacteria was present in this sample and E. coli was absent. However bacteria results may be invalid due to lack of collection information or because sample has exceeded 30 hour holding time.				
			Inorganic Analytes - Metals			
✓	Aluminum	ND	mg/L	0.2	EPA Secondary	0.1
✓	Arsenic	ND	mg/L	0.010	EPA Primary	0.005
✓	Barium	ND	mg/L	2	EPA Primary	0.30
✓	Cadmium	ND	mg/L	0.005	EPA Primary	0.002
●	Calcium	72.5	mg/L	--		2.0
✓	Chromium	ND	mg/L	0.1	EPA Primary	0.010
●	Copper	0.005	mg/L	1.3	EPA Action Level	0.004
●	Iron	0.211	mg/L	0.3	EPA Secondary	0.020
✓	Lead	ND	mg/L	0.015	EPA Action Level	0.002
●	Lithium	0.033	mg/L	--		0.001
●	Magnesium	40.85	mg/L	--		0.10
▲	Manganese	0.294	mg/L	0.05	EPA Secondary	0.004
✓	Mercury	ND	mg/L	0.002	EPA Primary	0.001
✓	Nickel	ND	mg/L	--		0.020
●	Potassium	3.9	mg/L	--		1.0
✓	Selenium	ND	mg/L	0.05	EPA Primary	0.020
●	Silica	12.7	mg/L	--		0.1
✓	Silver	ND	mg/L	0.100	EPA Secondary	0.002
●	Sodium	320	mg/L	--		1
●	Strontium	1.745	mg/L	--		0.001
✓	Thallium	ND	mg/L	0.002	EPA Primary	0.001
✓	Uranium	ND	mg/L	0.030	EPA Primary	0.001
●	Zinc	0.692	mg/L	5	EPA Secondary	0.004
			Physical Factors			

Status	Contaminant	Results	Units	National Standards		Min. Detection Level
●	Alkalinity (Total as CaCO3)	440	mg/L	--		20
▲	Hardness	350	mg/L	100	NTL Internal	10
✓	pH	7.5	pH Units	6.5 to 8.5	EPA Secondary	
▲	Total Dissolved Solids	1300	mg/L	500	EPA Secondary	20
▲	Turbidity	1.3	NTU	1.0	EPA Action Level	0.1
	Inorganic Analytes - Other					
✓	Bromide	ND	mg/L	--		0.5
●	Chloride	9.4	mg/L	250	EPA Secondary	5.0
✓	Fluoride	ND	mg/L	4.0	EPA Primary	0.5
✓	Nitrate as N	ND	mg/L	10	EPA Primary	0.5
✓	Nitrite as N	ND	mg/L	1	EPA Primary	0.5
✓	Ortho Phosphate	ND	mg/L	--		2.0
▲	Sulfate	540.0	mg/L	250	EPA Secondary	5.0
	Organic Analytes - Trihalomethanes					
✓	Bromodichloromethane	ND	mg/L	--		0.002
✓	Bromoform	ND	mg/L	--		0.004
✓	Chloroform	ND	mg/L	--		0.002
✓	Dibromochloromethane	ND	mg/L	--		0.004
✓	Total THMs	ND	mg/L	0.080	EPA Primary	0.002
	Organic Analytes - Volatiles					
✓	1,1,1,2-Tetrachloroethane	ND	mg/L	--		0.002
✓	1,1,1-Trichloroethane	ND	mg/L	0.2	EPA Primary	0.001
✓	1,1,2,2-Tetrachloroethane	ND	mg/L	--		0.002
✓	1,1,2-Trichloroethane	ND	mg/L	0.005	EPA Primary	0.002
✓	1,1-Dichloroethane	ND	mg/L	--		0.002
✓	1,1-Dichloroethene	ND	mg/L	0.007	EPA Primary	0.001
✓	1,1-Dichloropropene	ND	mg/L	--		0.002
✓	1,2,3-Trichlorobenzene	ND	mg/L	--		0.002

Status	Contaminant	Results	Units	National Standards		Min. Detection Level
✓	1,2,3-Trichloropropane	ND	mg/L	--		0.002
✓	1,2,4-Trichlorobenzene	ND	mg/L	0.07	EPA Primary	0.002
✓	1,2-Dichlorobenzene	ND	mg/L	0.6	EPA Primary	0.001
✓	1,2-Dichloroethane	ND	mg/L	0.005	EPA Primary	0.001
✓	1,2-Dichloropropane	ND	mg/L	0.005	EPA Primary	0.002
✓	1,3-Dichlorobenzene	ND	mg/L	--		0.001
✓	1,3-Dichloropropane	ND	mg/L	--		0.002
✓	1,4-Dichlorobenzene	ND	mg/L	0.075	EPA Primary	0.001
✓	2,2-Dichloropropane	ND	mg/L	--		0.002
✓	2-Chlorotoluene	ND	mg/L	--		0.001
✓	4-Chlorotoluene	ND	mg/L	--		0.001
✓	Acetone	ND	mg/L	--		0.01
✓	Benzene	ND	mg/L	0.005	EPA Primary	0.001
✓	Bromobenzene	ND	mg/L	--		0.002
✓	Bromomethane	ND	mg/L	--		0.002
✓	Carbon Tetrachloride	ND	mg/L	0.005	EPA Primary	0.001
✓	Chlorobenzene	ND	mg/L	0.1	EPA Primary	0.001
✓	Chloroethane	ND	mg/L	--		0.002
✓	Chloromethane	ND	mg/L	--		0.002
✓	cis-1,2-Dichloroethene	ND	mg/L	0.07	EPA Primary	0.002
✓	cis-1,3-Dichloropropene	ND	mg/L	--		0.002
✓	DBCP	ND	mg/L	--		0.001
✓	Dibromomethane	ND	mg/L	--		0.002
✓	Dichlorodifluoromethane	ND	mg/L	--		0.002
✓	Dichloromethane	ND	mg/L	0.005	EPA Primary	0.002
✓	EDB	ND	mg/L	--		0.001
✓	Ethylbenzene	ND	mg/L	0.7	EPA Primary	0.001
✓	Methyl Tert Butyl Ether	ND	mg/L	--		0.004

Status	Contaminant	Results	Units	National Standards		Min. Detection Level
✓	Methyl-Ethyl Ketone	ND	mg/L	--		0.01
✓	Styrene	ND	mg/L	0.1	EPA Primary	0.001
✓	Tetrachloroethene	ND	mg/L	0.005	EPA Primary	0.002
✓	Tetrahydrofuran	ND	mg/L	--		0.01
✓	Toluene	ND	mg/L	1	EPA Primary	0.001
✓	trans-1,2-Dichloroethene	ND	mg/L	0.1	EPA Primary	0.002
✓	trans-1,3-Dichloropropene	ND	mg/L	--		0.002
✓	Trichloroethene	ND	mg/L	0.005	EPA Primary	0.001
✓	Trichlorofluoromethane	ND	mg/L	--		0.002
✓	Vinyl Chloride	ND	mg/L	0.002	EPA Primary	0.001
✓	Xylenes (Total)	ND	mg/L	10	EPA Primary	0.001
			Organic Analytes - Others			
✓	2,4-D	ND	mg/L	0.07	EPA Primary	0.010
✓	Alachlor	ND	mg/L	0.002	EPA Primary	0.001
✓	Aldrin	ND	mg/L	--		0.002
✓	Atrazine	ND	mg/L	0.003	EPA Primary	0.002
✓	Chlordane	ND	mg/L	0.002	EPA Primary	0.001
✓	Dichloran	ND	mg/L	--		0.002
✓	Dieldrin	ND	mg/L	--		0.001
✓	Endrin	ND	mg/L	0.002	EPA Primary	0.0001
✓	Heptachlor	ND	mg/L	0.0004	EPA Primary	0.0004
✓	Heptachlor Epoxide	ND	mg/L	0.0002	EPA Primary	0.0001
✓	Hexachlorobenzene	ND	mg/L	0.001	EPA Primary	0.0005
✓	Hexachlorocyclopentadiene	ND	mg/L	0.05	EPA Primary	0.001
✓	Lindane	ND	mg/L	0.0002	EPA Primary	0.0002
✓	Methoxychlor	ND	mg/L	0.04	EPA Primary	0.002
✓	Pentachloronitrobenzene	ND	mg/L	--		0.002
✓	Silvex 2,4,5-TP	ND	mg/L	0.05	EPA Primary	0.005

Status	Contaminant	Results	Units	National Standards		Min. Detection Level
✓	Simazine	ND	mg/L	0.004	EPA Primary	0.002
✓	Total PCBs	ND	mg/L	0.0005	EPA Primary	0.0005
✓	Toxaphene	ND	mg/L	0.003	EPA Primary	0.001
✓	Trifluralin	ND	mg/L	--		0.002

We certify that the analyses performed for this report are accurate, and that the laboratory tests were conducted by methods approved by the U.S. Environmental Protection Agency or variations of these EPA methods.

These test results are intended to be used for informational purposes only and may not be used for regulatory compliance.

National Testing Laboratories, Ltd.

NATIONAL TESTING LABORATORIES, LTD