

PAGOSA AREA WATER AND SANITATION DISTRICT)
)
ARCHULETA COUNTY) S.S.
)
STATE OF COLORADO)

NOTICE OF SPECIAL MEETING AND REGULAR MEETING

NOTICE IS HEREBY GIVEN that a Special Meeting and Regular Meeting of the Board of Directors of the Pagosa Area Water and Sanitation District (PAWSD) have been scheduled for Thursday June 12, 2025 at 4:00 and 5:00 p.m., respectively. The Special and Regular Meetings will be held at 100 Lyn Avenue, Pagosa Springs, Colorado.

Proposed Agendas are as follows:

Special Meeting

- 1. Call to Order
- 2. Roll Call
- 3. Consideration of an executive session to discuss the potential sale of Running Iron Ranch, the Agreement to Restructure Colorado Water Conservation Board Dry Gulch Reservoir Loan Contract Number C150261 between the District, the San Juan Water Conservancy District, and the Colorado Water Conservation Board, and pending litigation (Case No. 24CV30069) related thereto (together, the "Subject Matter"), pursuant to C.R.S. Section 24-6-402(4)(a) concerning the purchase acquisition, lease, transfer, or sale of any real, personal. or other property interest, C.R.S. Section 24-6-402(4)(b) for the purpose of receiving legal advice on specific legal questions from the District's general counsel on the Subject Matter, and C.R.S. Section 24-6-402 (4)(e)(I) to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators with respect to the Subject Matter, and pursuant to C.R.S 24-6-402(4)(b) for the purpose of receiving legal advice on specific legal questions from the District’s legal counsel regarding the Pagosa Fire Protection District and protocols related to fire flows and residual pressures.

Regular Meeting

- 1. Call to Order
- 2. Roll Call
- 3. Consideration of Agenda
- 4. Approval of Minutes – 5/22/25 Special and Regular Meetings and 5/29/25 Special Meeting
- 5. Public Comment
- 6. Consideration of Pagosa Fire Protection District Letter – Inter-Mountain Propane LLC
- 7. Consideration of Pagosa Fire Protection District Letter – Town of Pagosa Springs Main Line Extension and Fire Hydrants Project
- 8. Consideration of Petition for Inclusion – 1061 Cloman Blvd Pagosa Springs, CO 81147 – Inter-Mountain Propane LLC
- 9. Fire Hydrant Exercising Program Update
- 10. Manager Talking Points
- 11. Consideration of Executive Recruitment – District Manager
- 12. Any other Business Brought before the Board will be Duly Considered

PAGOSA AREA WATER AND SANITATION DISTRICT

By /s/ Justin Ramsey
For the Board of Directors



RECORD OF PROCEEDINGS
PAGOSA AREA WATER AND SANITATION DISTRICT
May 22, 2025 SPECIAL MEETING

Call to Order (0:00:11)

The Special Board Meeting for the Pagosa Area Water and Sanitation District (PAWSD) was called to order by Director Gene Tautges at 4:12 p.m.

Attendance (0:00:19)

The following Directors were present: Gene Tautges, Alex Boehmer, Bill Hudson, and Glenn Walsh (virtual).

In attendance from staff: Justin Ramsey (virtual), Renee Lewis, and Aaron Burns.

Also present: Robert Bertram, Josh Pike (virtual), Carl Young (virtual), and Marcus Lock (virtual).

Election of Officers (0:00:36)

A motion was made by Director Hudson and seconded by Director Boehmer to appoint Director Tautges as President and Chairman. The motion passed unanimously. A motion was made by Director Walsh and seconded by Director Hudson to appoint Director Boehmer as the Vice-President. The motion passed unanimously. A motion was made by Director Boehmer and seconded by Director Walsh to appoint Director Hudson as the Secretary. The motion passed unanimously. A motion was made by Director Walsh and seconded by Director Hudson to appoint Director Boehmer as the Treasurer. The motion passed unanimously.

Consideration of an executive session pursuant to CRS 24-6-402(4)(b) for the purpose of receiving legal advice on specific legal questions from the District's legal counsel regarding the Pagosa Fire Protection District and protocols related to fire flows and residual pressures. (0:04:59)

A motion was made by Director Boehmer and seconded by Director Hudson to enter into Executive Session for the purposes cited above. The motion passed unanimously. The Board entered into Executive Session at 4:18 p.m.

The Board exited Executive Session at 5:02 p.m. during which negotiators were instructed, but no decisions were made.

There being no other business to come before the Board, the meeting was adjourned at 5:03 p.m.

Respectfully submitted,

Bill Hudson
Secretary

RECORD OF PROCEEDINGS
PAGOSA AREA WATER AND SANITATION DISTRICT
May 22, 2025 REGULAR MEETING

Call to Order (0:00:06)

The Regular Board Meeting for the Pagosa Area Water and Sanitation District (PAWSD) was called to order by Chairman Gene Tautges at 5:05 p.m.

Attendance (0:00:13)

The following Directors were present: Gene Tautges, Alex Boehmer, Bill Hudson, and Glenn Walsh.

In attendance from staff: Justin Ramsey (virtual), Aaron Burns, and Renee Lewis.

Also present: Robert Bertram, Mike Davis, James Dickhoff, Carl Young (virtual), Josh Pike (virtual), and Joetta Osborn (virtual).

Consideration of Agenda (0:00:58)

Following requesting permission from the public in attendance, a motion was made by Director Hudson and seconded by Director Boehmer to approve the agenda as presented except to move Consideration of Expedited Review of Modeling Request and Main Line Extension Agreement for New/Expanded Fire Lines and 13 New Fire Hydrants – Town of Pagosa Springs ahead of Consideration of Resolution 2025 – 03 – Resolution Regarding Fire Flows and Residual Pressures on the agenda. The motion passed unanimously.

Approval of Minutes – 4/4/25 Special Meeting and 4/10/25 Regular Meeting (0:02:11)

A motion was made by Director Hudson and seconded by Director Boehmer to approve the minutes as presented. The motion passed unanimously.

Public Comment (0:02:46)

Carl Young provided comments regarding advertising practices of PAWSD election information. Robert Bertram, Pagosa Fire Protection District (PFPD), provided comments regarding improving the working relationship between PAWSD and PFPD.

Consideration of Expedited Review of Modeling Request and Main Line Extension Agreement for New/Expanded Fire Lines and 13 New Fire Hydrants – Town of Pagosa Springs (0:10:38)

James Dickhoff, Town of Pagosa Springs, presented Expedited Review of Modeling Request and Main Line Extension Agreement for New/Expanded Fire Lines and 13 New Fire Hydrants – Town of Pagosa Springs. The Board directed Justin Ramsey to have the hydrant on the 400 block and Hwy 160 in downtown Pagosa Springs and any other relevant hydrants flow tested in coordination with PFPD and contact Mr. Dickhoff regarding the results.

Public Hearing – Inclusion of 1061 Cloman Blvd Pagosa Springs, CO 81147 – Inter-Mountain Propane LLC (1:28:48)

A motion was made by Director Boehmer and seconded by Director Hudson to move Public Hearing – Inclusion of 1061 Cloman Blvd Pagosa Springs, CO 81147 – Inter-Mountain Propane LLC ahead of Consideration of Resolution 2025 – 03 – Resolution Regarding Fire Flows and Residual Pressures on the agenda. The motion passed unanimously. Chairman Tautges opened the Public Hearing at 6:35 p.m. No public comments were provided. Chairman Tautges closed the Public Hearing at 6:37 p.m.

Consideration of Petition for Inclusion – 1061 Cloman Blvd Pagosa Springs, CO 81147 – Inter-Mountain Propane LLC (1:31:06)

Renee Lewis presented Petition for Inclusion – 1061 Cloman Blvd Pagosa Springs, CO 81147 – Inter-Mountain Propane LLC. This item was tabled until the fire flow issues referenced in the water modeling are resolved.

Consideration of Resolution 2025 – 03 – Resolution Regarding Fire Flows and Residual Pressures (1:48:50)

Renee Lewis presented Resolution 2025 – 03 – Resolution Regarding Fire Flows and Residual Pressures. A motion was made by Director Walsh and seconded by Director Boehmer to adopt Resolution 2025 – 03 – Resolution Regarding Fire Flows and Residual Pressures as amended in Executive Session. The motion passed unanimously.

Consideration of Template Letter to Pagosa Fire Protection District and Developer (1:51:20)

A motion was made by Director Hudson and seconded by Director Boehmer to approve Template Letter to Pagosa Fire Protection District and Developer as amended in Executive Session. The motion passed unanimously.

Fire Hydrant Exercising Program Update (1:53:10)

Justin Ramsey provided the Fire Hydrant Exercising Program Update stating that as of 5/19/22 581 of the 1125 PAWSD hydrant had been completed with seven hydrants in need of extensive repair or replacement.

Manager Talking Points (1:56:57)

Justin Ramsey provided updates on Snowball Water Treatment Plant construction, water loss, voluntary drought stage of the Drought Management Plan, and repairs to lift station 7 near Lake Pagosa.

There being no other business to come before the Board, the meeting was adjourned at 7:09 p.m.

Respectfully submitted,

Bill Hudson
Secretary

RECORD OF PROCEEDINGS
PAGOSA AREA WATER AND SANITATION DISTRICT
May 29, 2025 SPECIAL MEETING

Call to Order (0:03:42)

The Special Board Meeting for the Pagosa Area Water and Sanitation District (PAWSD) was called to order by Chairman Gene Tautges at 5:00 p.m.

Attendance (0:03:47)

The following Directors were present: Gene Tautges, Alex Boehmer, Bill Hudson, Glenn Walsh (virtual), and Bruce Jones.

In attendance from staff: Justin Ramsey, Renee Lewis, and Aaron Burns.

Also present: Trey Fricke, Suzanne Dimeff, Chuck Riehm, Rob Hagberg, Randall Cooper, JR Ford, Ken Jurek, Kalei Pitcher (virtual), Rod Proffitt (virtual), Carl Young (virtual), and Josh Pike (virtual).

Proposal Presentation by Zipper Valley Ranch, LLC (0:04:04)

Trey Fricke, Zipper Valley Ranch, LLC, presented the proposal to purchase Running Iron Ranch.

Consideration of Main Line Extension Acceptance Agreement – Town of Pagosa Springs (1:20:00)

Justin Ramsey presented Main Line Extension Acceptance Agreement – Town of Pagosa Springs. The Board agreed to add the following revisions: (1) Designed and sealed plans shall include protection devices for any and all hydrants and valves to isolate the new main line that serves said hydrants as deemed necessary by the District in its sole discretion. (2) Provide a written agreement from Pagosa Fire Protection District absolving the District of all liability associated with fire flow, residual pressures, and durations that is agreeable and approved by the District's attorney and Board of Directors. (3) Developer shall indemnify, defend, and hold harmless the District, its officers, directors, employees, agents, and successors, from and against any and all claims, demands, actions, liabilities, losses, damages, costs, and expenses (including reasonable attorneys' fees) arising out of or related to the Colorado Department of Transportation Hwy 160 project – 1st – 7th Street Infrastructure Upgrades. A motion was made by Director Boehmer and seconded by Director Walsh to approve the Main Line Extension Agreement – Town of Pagosa Springs as revised above. The motion passed unanimously.

Other Business

Justin Ramsey provided updates on the hydrant maintenance program and recent discussions with Pagosa Fire Protection District.

51

52 There being no other business to come before the Board, the meeting was adjourned at 7:02 p.m.

53

54 Respectfully submitted,

55

56

57 Bill Hudson

58 Secretary

59

DRAFT

Board Agenda Summary Sheet

	To	Action	Signature, Date		To	Action	Signature, Date
1	Justin Ramsey	Review		6			
2	Board	Approve		7			
3				8			
4				9			
5				10			

Name of Action Official:

Renee Lewis

Phone:

Board Meeting Date:

Priority

☐ High

☒ Medium

☐ Low

Subject: PFPD Letters Re Fire Flows on Respective Projects

Please find attached PFPD letters regarding fire flow tests on respective projects. PFPD and PAWSD staff tested the fire flows over the last week and said letters were provided late on 6/10/25.



Pagosa Fire Protection District

165 N. Pagosa Blvd.
Pagosa Springs, CO 81147

June 10, 2025

Pagosa Area Water & Sanitation District
Gene Tautges, PAWSD Board President
100 Lyn Avenue
Pagosa Springs, CO 81147

Dear Mr. Tautges,

On June 10, 2025 Pagosa Area Water & Sanitation District staff and I conducted a flow test to determine if the fire-flow for Inter-Mountain Propane, 1061 Cloman Blvd., meets the fire-flow requirements.

Pursuant to the International Fire Code (IFC) Appendix B – The Inter-Mountain Propane facility is required to have a fire-flow of 1,750 gallons per minute (GPM).

Fire-flow is the flow rate of a water supply, measured at 20 pounds per square inch (psi) residual pressure, that is available for firefighting. (IFC 2015, Appendix B)

The hydrant flow test was conducted in accordance with *NFPA 291: Recommended Practice for Water Flow Testing and Marking of Hydrants*. 2025 Edition.

The two fire hydrants utilized for the test were both located downstream from the Inter-Mountain Propane facility. The test was completed with the booster pump located at the corner of Industrial Cir. and Cloman Blvd. running. In the event of a fire, the water flow would trigger the booster pump to turn on, creating the flow as tested.

The following 2 hydrant locations were used to conduct the test:

1.

Residual Hydrant

Aviation Ct. – Parking lot at the airport

Static Pressure – 100psi

Residual Pressure – 65psi

2.

Flow Hydrant

Across road from 1301 Cloman Blvd.

Hydrant Discharge with .90 Coefficient – 1,126 GPM

After calculating the results of the flow test it is determined that there is an available fire-flow of 1,760 GPM at 20psi residual.

This test concludes that fire-flow for Inter-Mountain Propane, 1061 Cloman Blvd. is sufficient and meets the required 1,750 GPM fire-flow.

Please feel free to reach out if you have any question.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Bertram', with a stylized flourish at the end.

Robert Bertram
Fire Chief
Pagosa Fire Protection District



Pagosa Fire Protection District

165 N. Pagosa Blvd.
Pagosa Springs, CO 81147

June 10, 2025

Pagosa Area Water & Sanitation District
Gene Tautges, PAWSD Board President
100 Lyn Avenue
Pagosa Springs, CO 81147

Dear Mr. Tautges

The Town of Pagosa Springs has proposed up to thirteen new fire hydrants to be installed between 1st Street and 5th Street during the Main Street reconstruction project. Currently there is inadequate access to fire hydrants in this area causing difficulty for firefighting operations, especially in the 400 block.

While any additional fire hydrants in the area would be beneficial, regardless of flow, we want to establish a base fire-flow requirement for these new hydrants.

Pursuant to the International Fire Code (IFC) Appendix B – The minimum fire-flow requirement for commercial occupancies is 1,500 gallons per minute (GPM).

Pagosa Fire Protection District will require a fire-flow of 1,500 GPM for the proposed new fire hydrants.

Fire-flow is the flow rate of a water supply, measured at 20 pounds per square inch (psi) residual pressure, that is available for firefighting. (IFC 2015, Appendix B)

On June 4, 2025 Pagosa Area Water and Sanitation Staff and I conducted fire-flow tests at two locations.

1.

Corner of 1st Street and Lewis St.

The hydrant had a discharge of 1,453 GPM and fire-flow of 3,385 GPM @ 20 psi.

2.

Corner of 4th Street and Lewis St.

The hydrant had a discharge of 1,547 GPM and a fire-flow of 3,777 GPM @ 20 psi.

The hydrant flow calculations were conducted in accordance with *NFPA 291: Recommended Practice for Water Flow Testing and Marking of Hydrants*. 2025 Edition.

These flow tests were conducted as a sampling of potential fire-flow in the area.

On June 6, 2025 I met with James Dickhoff, Town of Pagosa Springs and Mike Davis, Davis Engineering to share the flow test results.

The Town of Pagosa Springs was notified that the required fire-flow for the new fire hydrants will be 1,500 GPM.

Please feel free to reach out if you have any question.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Bertram', with a long horizontal flourish extending to the right.

Robert Bertram
Fire Chief
Pagosa Fire Protection District

Board Agenda Summary Sheet

	To	Action	Signature, Date		To	Action	Signature, Date
1	Justin Ramsey	Review		6			
2	Board	Approve		7			
3				8			
4				9			
5				10			

Name of Action Official:

Renee Lewis

Phone:

Board Meeting Date:

June 12, 2025

Priority

☐ High

☒ Medium

☐ Low

Subject: Petition for Inclusion – 1061 Cloman Blvd Pagosa Springs, CO – Inter-Mountain Propane LLC

Please find attached the Petition for Inclusion and related materials for 1061 Cloman Blvd Pagosa Springs, CO – Inter-Mountain Propane LLC. The Pagosa Fire Protection District (PFPD) has provided a new letter, dated June 10, 2025, regarding the fire flow requirements that is prior to these materials in your packet. There is no additional information provided here from the May 22, 2025 meeting other than the new PFPD letter.

2025

Inclusion / Equity Buy-in-Fee Check List:

Inclusion Name: INTER-MOUNTAIN PROPANE-1061 CLOMAN

Developer: INTER-MOUNTAIN PROPANE

Service Address: 1061 CLOMAN BLVD

1.5 EU(s) Number

Checklist for Materials Need Prior to Inclusion added BOD Agenda:

Date

- ☒ Check with Superintendent or District Manager as to feasibility.
- ☒ Caselle Acct(s) Created
- ☒ Completed Water and/or Wastewater Modeling (include Fire Flow documents as needed).
- 03/04/25 Executed Petition for Inclusion Form: Water, Wastewater or Both REVISED 05/01/25
- 03/04/25 Admin Fee Paid (\$1,000)
- 03/06/25 Map w/ Utility Easements
- N/A Description and documentation of Water Rights and Conservation Easements (if applicable).
- 03/06/25 Proof of Title and any applicable documentation
- 03/06/25 Surveyed Map
- N/A A copy of the Annexation Agreement if applicable and required by TOPS
- 03/18/25 Review Packet With Utility Supervisor REVISED 05/07/25
- 05/07/25 Submit final packet to Utility Supervisor

Checklist for BOD Approval:

- _____ Utility Supervisor Sends Inclusion Materials to: Comptroller, Projects Mgr & District Mgr with an action checklist of Management's next steps.
- _____ Public Hearing (Must be published in the Pagosa Sun the Thursday prior to BOD Meeting.
- _____ BOD Consideration Of Petition.
- _____ BOD approval of Order of Inclusion Executed.

2025
Inclusion / Equity Buy-in-Fee Check List:

Checklist After Final Approval from BOD:

- ☐ Buy-in-Fee Assessed (Payment due within 7 days) Amount Due \$ _____
- ☐ Buy-in-Fee Paid
- ☐ GIS Tech provided w/ Map with total acreage on map
- ☐ Send Executed Order of Inclusion to PAWSD Attorney to be recorded w/ County Clerk
- ☐ Recorded Inclusion to County Assessor
- ☐ Email Recorded Inclusion to Davis Engineering
- ☐ Receive District Map from Davis Engineering
- ☐ District Map on District web page
- ☐ Upload Map from Davis Engineering to Division of Local Government (Done one-time at end of year- Must be done by December 31st).
- ☐ Proof of Publication (Provided by the Pagosa Sun after the invoice has been paid by AP).



Project Name: 1061 Cloman Boulevard Modeling Review

Project No: 4091-003-34

Date: January 31, 2025

Prepared For: Justin Ramsey

Prepared By: Steve Omer

Inter-Mountain Propane LLC is requesting connection of the property at 1061 Cloman Boulevard for PAWSD water service. The new connection would add 1.5 Equivalent Units (EUs) of demand to the potable water distribution system operated by the Pagosa Area Water & Sanitation District (PAWSD). The project has been reviewed by the Pagosa Fire Protection District and determined to require 1,750 gallons per minute of fire flow availability for a potential duration of up to 2 hours. The proposed connection has been added to the hydraulic model of the distribution system and the model was reviewed for potential impacts to system operation and fire flow capacity.

The site is in the Stevens pressure zone. This zone is primarily supplied water from the Hatcher water treatment facility and includes two storage tanks that provide a combined volume of 2.5 million gallons, which provides for approximately 2.8 days of storage during predicted maximum daily demands for customers within this zone. The additional 1.5 EU demand from the proposed connection is not predicted to have a noticeable impact on the distribution system. No changes to operating pressures or tank cycling frequency are shown in the model. Existing distribution system piping is 10-inch along Cloman Blvd. from Piedra Avenue to the eastern intersection with Industrial Circle, where the piping transitions to 8-inch diameter.

Figure 1 (attached) shows the service location, nearby waterlines, and fire flow capacity of existing hydrants represented in the water model. The nearest existing hydrant to the service location is predicted to be capable of providing the requested fire flow capacity, however that capacity may be diminished at connection points further northeast along the 8-inch waterline.

Prior to commencement, construction and development plans, including material and design submittals, must be provided for review and approval to ensure compliance with PAWSD standards and specifications.





Pagosa Fire Protection District



April 10, 2025

Inter-Mountain Propane
General Manager – Allen Ray
449 San Juan Street
Pagosa Springs CO
81147

Re: 1061 Cloman Blvd. Fire Flow Requirement

Mr. Ray,

On April 8, 2025 the water purveyor and the Pagosa Fire Protection District flowed a fire hydrant nearest your project located at 1061 Cloman Blvd., it was determined that the hydrant backed by a pressure pump provided 1,339 gallons per minute (GPM). The fire code requires the fire flow for your building to be 1,750 GPM for a flow duration of 2 hours. The Fire Department will accept the 1,339 GPM so you can get your water modeling done and move forward with your project. We would ask that once you have the fire hydrant installed at the above referenced location, we re-evaluate the flow taking into consideration any friction loss and the possibility of it improving. The 2015 international Fire Code is requiring the minimum flow at 1,750 GPM therefore, it is in your best interest to research how this can be achieved if the pressure does not improve.

Sincerely,

Kelly Robertson
Fire Marshal



DAVIS
ENGINEERING
SERVICE, INC.

January 29th, 2025

Justin Ramsey, P.E.
Pagosa Area Water & Sanitation District
100 Lyn Avenue
Pagosa Springs, CO 81147

Re: Sewer Modeling Analysis
Project Name: 1061 Cloman Boulevard (Revision 1)

Dear Mr. Ramsey:

The purpose of this correspondence is to present the hydraulic analysis of the proposed “1061 Cloman Blvd” development on the Pagosa Area Water & Sanitation District (PAWSD) sewer collection system. Our hydraulic analysis was performed using an updated version of the PAWSD sewer collection for a current state model peak-day demand.

It should be noted that the results in this letter were derived from updates made to a 2011 version of the sewer model. It should also be noted that at the time of this letter supplementary data will need to be included to better update the sewer model. Changes within the PAWSD sewer collection system and resulting updates to the sewer model will have an impact on the numbers herein. As model results are only repeatable until changes or the updates are made, PAWSD should consider the validity of the presented results good only for a limited time. Significant delay in actual construction of proposed infrastructure modifications could warrant additional modeling.

It should be noted that modeled results from the proposed development’s “small” sewer loads will appear in the overall sewer system minimally. Although the response from “small” sewer loads might appear inconsistent, the maximum pipe flows or lift station time counts are determined by calculations at each time step.

Proposed Development Demands and Collection System

The proposed project “1061 Cloman Blvd” is in Archuleta County and east of Cloman Industrial Park Phase I. The “1061 Cloman Blvd” development includes the following proposed sewer demands based on the information provided by Michael Olson (Authorized Representative) in the PAWSD Water & Wastewater Model Usage Request Form submitted September 10th, 2024:

	# of E.U.’s
Water	1.5
Wastewater	1.5

Table 1: Water & Sewer E.U.’s

Note: For new properties connecting to the water and/or wastewater system, the meter sizing worksheet of the District’s Rules and Regulations shall remain in effect as the calculation for determining E.U.’s for businesses, apartments and condominiums.

The proposed sewer collection system for the development may consist of a pressure sewer tie-in along an existing pressure sewer leg (located along Cloman Boulevard and east of Industrial Circle). Within the hydraulic sewer model a unit sanitary load of 100 gallons per day (gpd) is assigned for one and a half E.U.'s for a total unitary sanitary load of 150 gpd being applied. It should be noted the 2011 sewer model was based on a unit sanitary load of 100 gpd and is the basis for our model. The total unitary sanitary load is then applied with a diurnal pattern to see changes in flow demands over a 24-hour period. It should be noted that the current sewer model does not specify an inflow and infiltration (I&I) flow to be included with sanitary loads.

Diurnal Load Pattern

The unit sanitary loads within the hydraulic model are assigned a pattern load which consists of multiplier values applied to the unit sanitary loads over each hour of time, for a 24-hour period. Figure 1 depicts the multipliers for a 1.0 diurnal, 2.0 diurnal and 6.2 diurnal load patterns for a 24-hour period. For the 1.0 diurnal load pattern two peak multipliers occur, 2.3 at 10:00AM and 2.2 at 12:00PM. For the 2.0 diurnal load pattern two peak multipliers occur, 4.6 at 10:00AM and 4.4 at 12:00PM. For the 6.2 diurnal load pattern two peak multipliers occur, 28.5 at 10:00AM and 27.3 at 12:00PM. It should be noted that the 6.2 diurnal load pattern represents a worst-case scenario where the Vista Wastewater Treatment Facility saw a peak of 6.18MGD flow on March 22nd, 2023. The hydraulic model is configured to apply these multipliers to all unit sanitary loads.

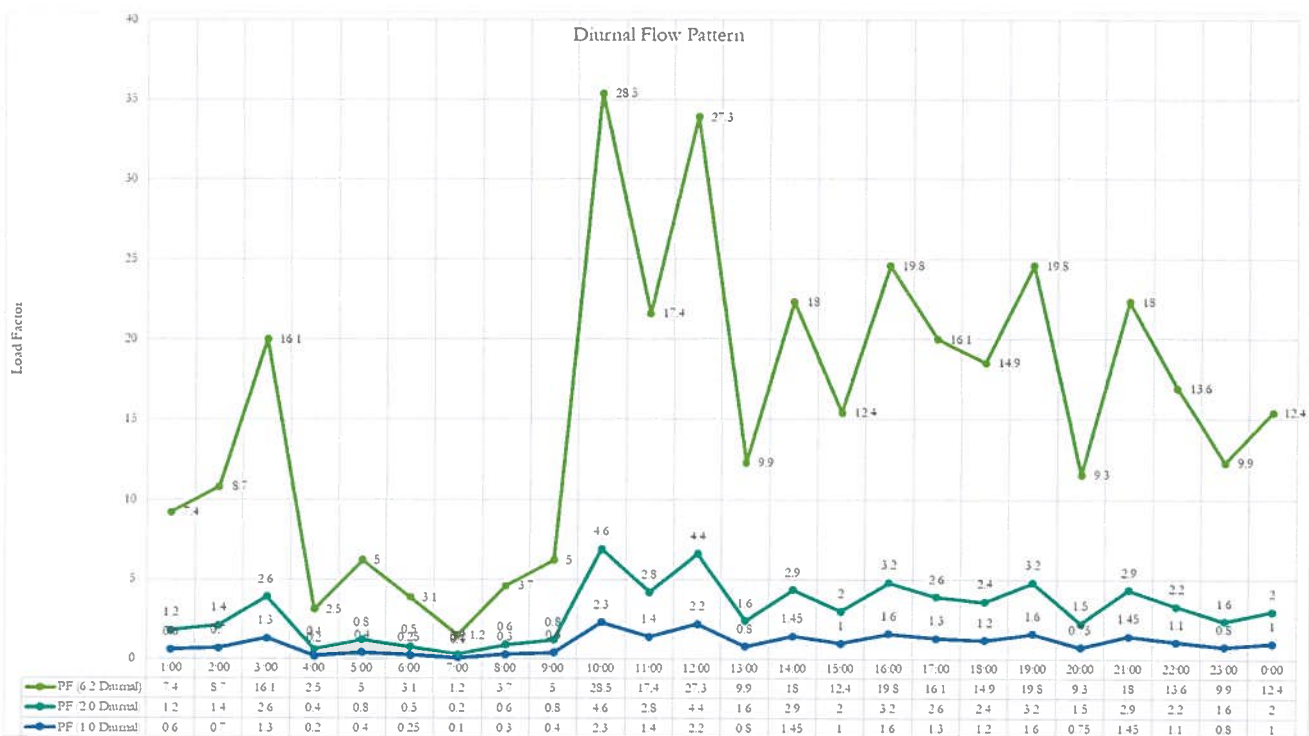


Figure 1: Hourly Diurnal Multipliers

Sewer Pipe Collection Review

We reviewed the hydraulic sewer model for any significant changes in flows from 1061 Cloman Blvd. development to the Vista Wastewater Treatment location. Table 2 below summarizes the changes in pipe flow at various locations along the flow path, see the attached drawing for locations of each pipe conduit. It should be noted that the pipe conduit locations selected were based on being immediately downstream of respective lift stations or pipe convergences.

1.0 Diurnal Sewer Flow Pattern								
Pipe ID	Pipe Diameter (in)	Pre-Developed Peak Flow (gpm)	Post-Developed Peak Flow (gpm)	Capacity Design, 80% (gpm)	Capacity Full-Flow, 100% (gpm)	Pre-Dev./ Capacity D., 80% (%)	Post-Dev./ Capacity D., 80% (%)	Δ Pre & Post-Dev./ Capacity D., 80% (%)
P-1317	6	30.14	16.96	218.04	223.07	13.82%	7.78%	-6.04%
314	8	24.26	24.26	1,480.35	1,514.48	1.64%	1.64%	0.00%
4552	12	307.90	304.46	1,184.03	1,211.33	26.00%	25.71%	-0.29%
4431	8	283.66	280.71	1,557.09	1,592.99	18.22%	18.03%	-0.19%
P-1327	24	466.25	454.14	9,228.33	9,441.07	5.05%	4.92%	-0.13%
2.0 Diurnal Sewer Flow Pattern								
Pipe ID	Pipe Diameter (in)	Pre-Developed Peak Flow (gpm)	Post-Developed Peak Flow (gpm)	Capacity Design, 80% (gpm)	Capacity Full-Flow, 100% (gpm)	Pre-Dev./ Capacity D., 80% (%)	Post-Dev./ Capacity D., 80% (%)	Δ Pre & Post-Dev./ Capacity D., 80% (%)
P-1317	6	15.85	30.34	218.04	223.07	7.27%	13.91%	6.65%
314	8	50.23	50.72	1,480.35	1,514.48	3.39%	3.43%	0.03%
4552	12	597.30	571.89	1,184.03	1,211.33	50.45%	48.30%	-2.15%
4431	8	546.64	555.51	1,557.09	1,592.99	35.11%	35.68%	0.57%
P-1327	24	974.79	971.63	9,228.33	9,441.07	10.56%	10.53%	-0.03%
6.2 Diurnal Sewer Flow Pattern								
Pipe ID	Pipe Diameter (in)	Pre-Developed Peak Flow (gpm)	Post-Developed Peak Flow (gpm)	Capacity Design, 80% (gpm)	Capacity Full-Flow, 100% (gpm)	Pre-Dev./ Capacity D., 80% (%)	Post-Dev./ Capacity D., 80% (%)	Δ Pre & Post-Dev./ Capacity D., 80% (%)
P-1317	6	38.86	38.85	218.04	223.07	17.82%	17.82%	0.00%
314	8	204.52	205.33	1,480.35	1,514.48	13.82%	13.87%	0.05%
4552	12	1,132.90	1,132.90	1,184.03	1,211.33	95.68%	95.68%	0.00%
4431	8	1,200.84	1,199.67	1,557.09	1,592.99	77.12%	77.05%	-0.08%
P-1327	24	3,660.43	3,659.70	9,228.33	9,441.07	39.67%	39.66%	-0.01%

Table 2: Pipe Flow Summary

Note: The Post-Dev./Capacity Design 80%, is the ratio of the peak-developed flow value divided by the Capacity Design 80% value. A value of 100% would mean the peak-developed flow has reached 80% of the pipe capacity design.

For P-1317, 6" pipe diameter, it would appear the proposed development produces a 13.18 gpm, or -6.04%, decrease in sewer flows for the 1.0 diurnal load patterns, and 14.49 gpm, or 6.65%, increase in sewer flows for the 2.0 diurnal load pattern. It should be noted the timestep in the sewer model is 12 minutes and both the 1.0 diurnal post-developed and 2.0 diurnal pre-developed peak flows have values calculated into adjacent 12-minute steps. For the 1.0 and 2.0 diurnal load patterns, an approximate peak flow of 30 gpm is expected and with very little change in sewer flows.

We see the proposed development having very little change in sewer flows for the 6.2 diurnal load pattern. We would expect future development in Cloman Industrial Park or the upstream area of the pipe, adding significant loads while having 82.18% capacity available when compared to Capacity Design, 80% for the 6.2 diurnal load pattern.

For 314, 8" pipe diameter, we see the proposed development having very little change in sewer flows for the 1.0 and 2.0 diurnal load patterns. We see an increase of 0.81 gpm or 0.05% in sewer flows for the 6.2 diurnal load pattern. We would expect in the future development in the Cloman Industrial Park and Lake Pagosa Park subdivision, or the upstream area of the pipe, adding loads while having 86.13% capacity available when compared to Capacity Design, 80% for the 6.2 diurnal load pattern.

For 4552, 12" pipe diameter, we see the proposed development produces a 3.44 gpm, or -0.29% decrease in sewer flows for the 1.0 diurnal load pattern, and 25.41 gpm, or -2.15%, decrease for the 2.0 diurnal load pattern. We see the proposed development having very little change in sewer flows for the 6.2 diurnal load pattern. It should be noted for a 6.2 diurnal load pattern the Capacity Design, 80% is nearly reached and expected to have 4.32% capacity available.

For 4431, 8" pipe diameter, we see the proposed development produces a 2.95 gpm, or -0.19 decrease in sewer flows for the 1.0 diurnal load pattern, and 8.87 gpm, or 0.57%, increase for the 2.0 diurnal load pattern. We see the proposed development having very little change in the sewer flows for the 6.2 diurnal load pattern. It should be noted for a 6.2 diurnal load pattern the Capacity Design, 80% is expected to have 22.95% capacity available.

For P-1327, 24" pipe diameter, we see the proposed development produces a 12.11 gpm, or -0.13%, decrease in sewer flows for the 1.0 diurnal load pattern, and 3.16 gpm, or -0.03%, decrease for the 2.0 diurnal load pattern. We see the proposed development having very little change in the sewer flows for the 6.2 diurnal load pattern. It should be noted for a 6.2 diurnal load pattern the Capacity Design, 80% is expected to have 60.34% capacity available.

Sewer Pipe Recommendation:

When modeling the proposed 1061 Cloman Blvd. development at 1.0 and 2.0 diurnal load patterns we did not observe any piping concerns or significant increases in sewer flows to recommend immediate modifications to pipe sizes or locations.

When modeling the 6.2 diurnal load patterns we observed the following:

- *Pipe segment 4552 was 95.68%, or nearing, of the threshold 80% Capacity*

While modeling of pre- and post-development flows for a 6.2 diurnal pattern shows minimal changes, the piping segments from Lift Station 05 to Lift Station 03 suggest that PAWSD should make plan for the upsizing the pipes in these areas, taking existing conditions into account.

Lift Station Operation Review

We reviewed any changes to lift station on/off operation patterns along the flow path. Starting at the property address the sewer flow path moves through three lift station locations, then reaching the Vista Wastewater Treatment location. Table 3 below summarizes the lift station on/off operation in a 24-hour period, the maximum number of operation on/off counts in a one-hour period, both for the pre-developed state versus the post-developed state. The same data is presented for the 1.0 diurnal, 2.0 and 6.2 diurnal load patterns. Also, tabular and graphing of data is presented in Figures 2, 3 and 4.

It should be noted that the sewer model is configured to operate only one pump at Lift Station 03 and Lift Station 08. Lift Station 05 has two configured pumps. While actual lift stations may have more than one, portions of our modeled results represent one pump in operation.

Diurnal Load Pattern	1.0		1.0		2.0		2.0		6.2		6.2	
Phase	Pre-Dev.		Post-Dev.		Pre -Dev.		Post-Dev.		Pre-Dev.		Post-Dev.	
Period	# of On/Off Counts		# of On/Off Counts		# of On/Off Counts		# of On/Off Counts		# of On/Off Counts		# of On/Off Counts	
	24 Hour	¹ 1 Hour	24 Hour	¹ 1 Hour	24 Hour	¹ 1 Hour	24 Hour	¹ 1 Hour	24 Hour	¹ 1 Hour	24 Hour	¹ 1 Hour
LS-03	747	54	751	55	1373	95	1373	94	2865	128	2871	135
LS-05	171 (0)	12 (0)	165 (0)	11 (0)	232 (0)	15 (0)	233 (0)	15 (0)	77 (43)	10 (4)	82 (43)	12 (4)
LS-08	48	4	49	5	89	7	91	7	377	22	381	22

¹ - This value is the maximum, or highest, number of on/off counts in any one hour period over 24 hours.

Table 3: Lift Station On/Off Operation Summary

Lift Station 03

The hydraulic sewer model for the 1.0 diurnal load pattern reveals an increase of 4 operation on/off counts for a 24-hour period and an increase of 1 on/off count in a 1-hour period for Lift Station 03. For the 2.0 diurnal load pattern, it reveals no change in operation on/off counts for a 24-hour period and a reduction of 1 on/off count in a 1-hour period. For the 6.2 diurnal load pattern, an increase of 6 operation on/off count is expected for a 24-hour period with an increase of 7 operation on/off counts in a 1-hour period. It should be noted the number of operation on/off counts from 1.0 to 2.0 diurnal loads has a 183% increase with the 1.0 to 6.2 diurnal load producing a 382% increase. The increases between each load pattern are an expectation that the pump will operate with higher on/off cycles instead of continuously running.

Lift Station 05

The hydraulic sewer model for the 1.0 diurnal load pattern reveals a decrease of 6 operation on/off count for a 24-hour period and a reduction of 1 on/off count in a 1-hour period for Lift

Station 05. For the 2.0 diurnal load pattern reveals an increase of 1 operation on/off count for a 24-hour period and no change in operation on/off counts in a 1-hour period. For the 6.2 diurnal load pattern an increase of 5 operation on/off counts are expected for a 24-hour period with an increase of 2 operation on/off counts in a 1-hour period. It should be noted the sewer model has two pumps configured at Lift Station 05 and in Table 3 (value noted in parenthesis and italics) the second pump becomes operational at the 6.2 diurnal load pattern with no changes in both operation on/off counts for a 24-hour period and on/off counts in a 1-hour period. It should be noted the number of operation on/off counts from 1.0 to 2.0 diurnal loads has a 141% increase with the 1.0 to 6.2 diurnal load producing a 50% decrease. The decrease from the 2.0 to 6.2 load pattern is an expectation that the pump will operate continuously instead of on/off cycling operation.

Lift Station 08

The hydraulic sewer model for the 1.0 load pattern reveals an increase of 1 operation on/off count for a 24-hour period and an increase of 1 operation on/off count in a 1-hour period for Lift Station 08. For the 2.0 diurnal load pattern reveals an increase of 2 operation on/off counts for a 24-hour period with no change in on/off counts in a 1-hour period. For the 6.2 diurnal load pattern reveals an increase of 4 operation on/off counts for a 24-hour period and no change for the count in a 1-hour period. It should be noted the number of operation on/off counts from 1.0 to 2.0 diurnal loads has a 186% increase with the 1.0 to 6.2 diurnal load producing a 778% increase. The increases between each load pattern is an expectation that the pump will operate with higher on/off cycles instead of continuously running.

Lift Station Recommendations:

When modeling the proposed 1061 Cloman Blvd. development we expect minimal increases to Lift Station 3, 5 and 8 operation on/off counts for 1.0, 2.0, and 6.2 diurnal load patterns such that no immediate modifications or improvements need to be made.

While modeling of pre- and post-development flows for each diurnal load pattern shows minimal increases to the three existing lift stations, the number of operation on/off cycles is very high and PAWSD should make provisions for pump maintenance, redundancy, and future replacement at Lift Stations 3, 5, and 8.

We recommend PAWSD review design documentation, construction specifications (including product submittals) and Contractor qualifications for the proposed project. Please contact us with any questions, comments, or further sewer analysis.

Sincerely,

Clifton Lee
Project Engineer
970-264-5055 ext. 105



Lift Station 03

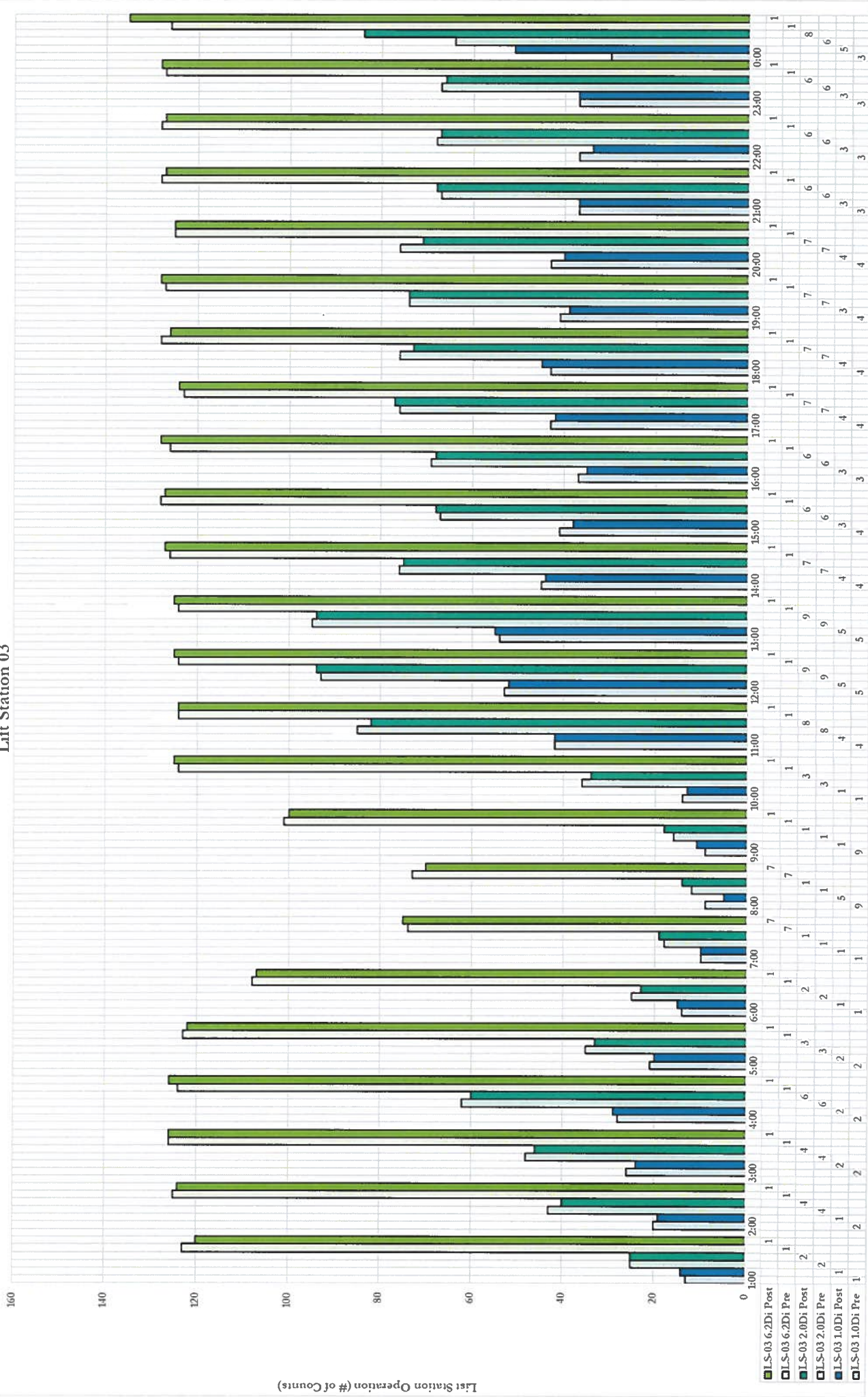


Figure 2 – Summary of Lift Station 03 Operation Counts

Lift Station 05

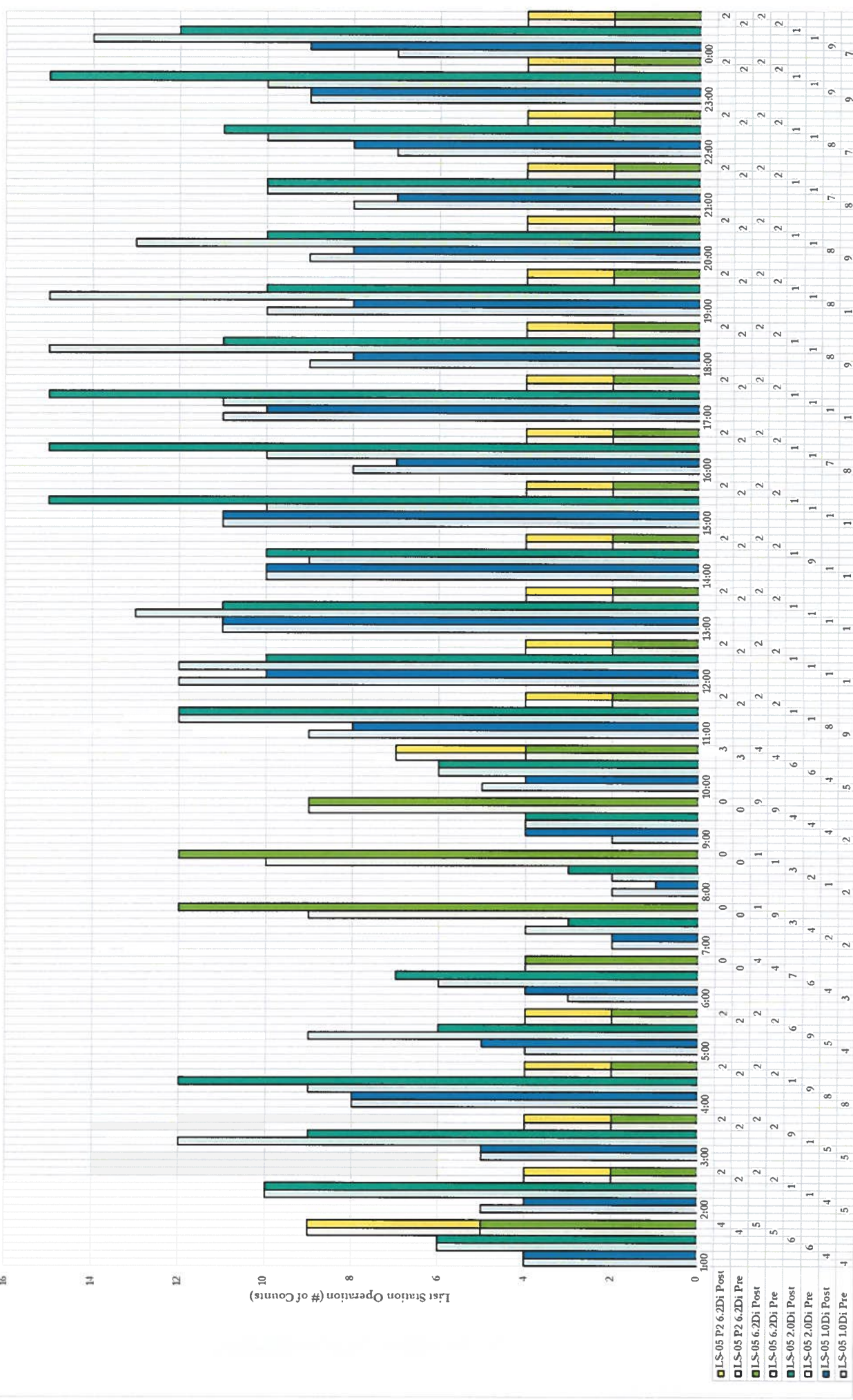


Figure 3 – Summary of Lift Station 05 Operation Counts

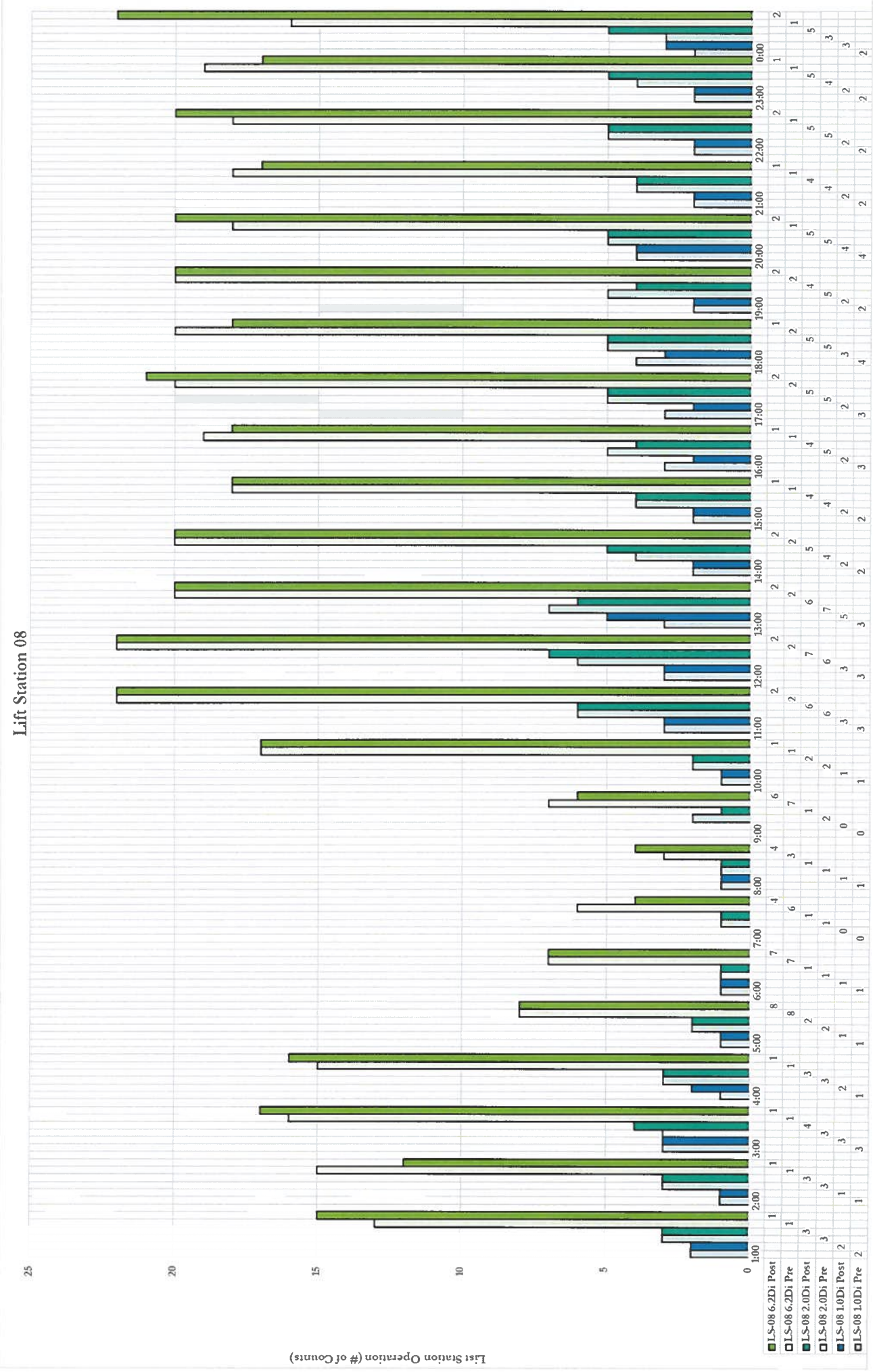
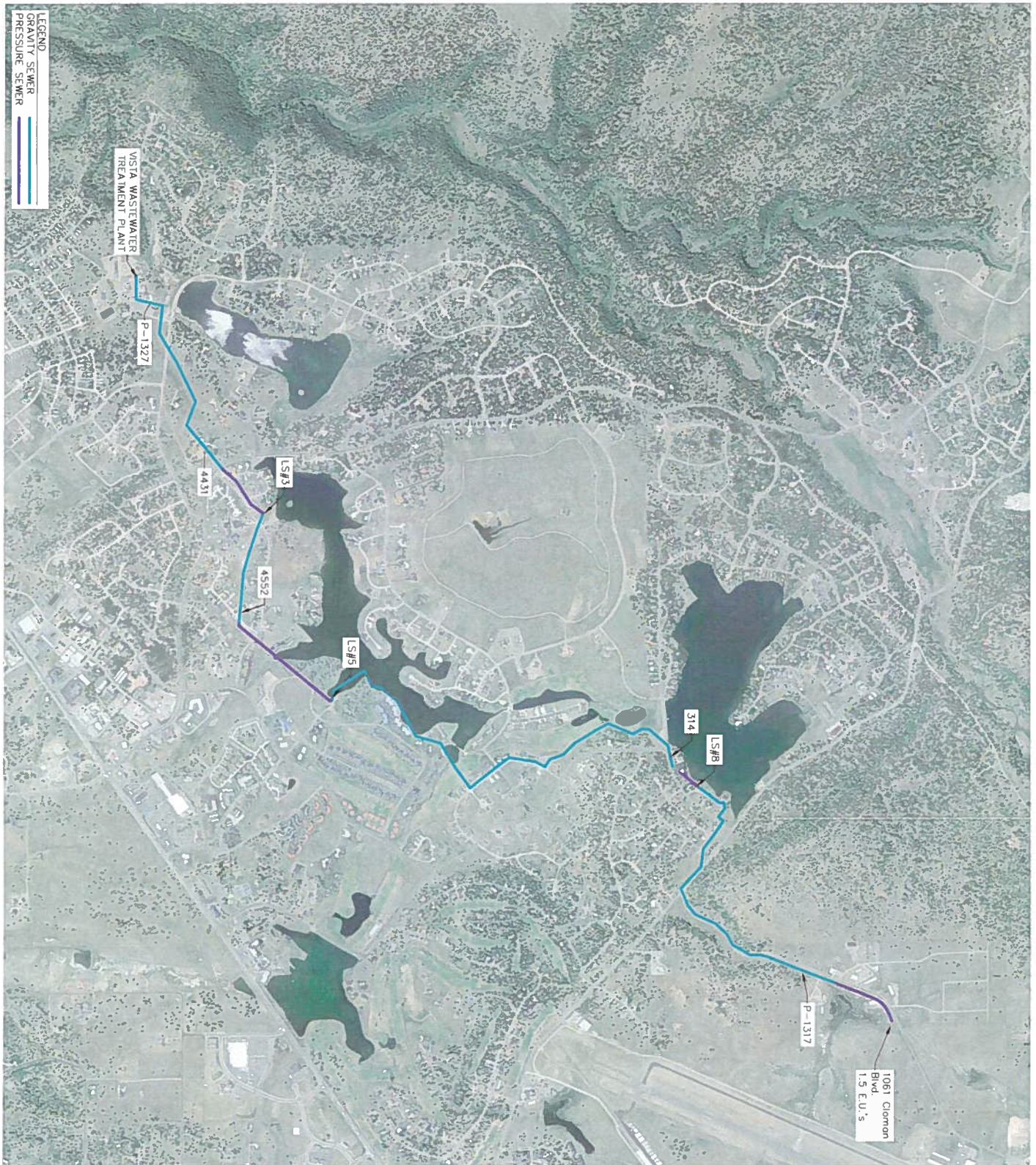


Figure 4 – Summary of Lift Station 08 Operation Counts



CLIENT
P.A.W.S.D.
 100 Lyn Avenue
 Pagosa Springs, CO 81147

1061 Cloman Blvd.

Hydraulic Sewer Model Plan View

THIS DRAWING IS THE PROPERTY
 OF DAVIS ENGINEERING SERVICE,
 INC. AND IS NOT TO BE USED
 FOR ANY OTHER PROJECT WITH-
 OUT WRITTEN APPROVAL OF
 DAVIS ENGINEERING SERVICE, INC.



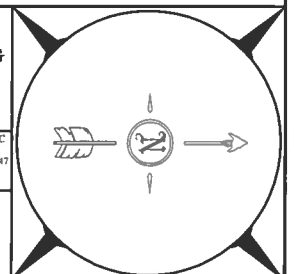
**DAVIS
 ENGINEERING
 SERVICE, INC.**

DESIGNED MODEL	CHECKED CML	SCALE 1" = 2000'
DRAWN PAWSD	APPROVED CML	DATE 01/16/25

DAVIS ENGINEERING SERVICE, INC.
 151 S 4th STREET - P.O. BOX 1208
 PAGOSA SPRINGS, COLORADO 81147
 PHONE: (970) 264-1055
 FAX: (970) 264-9210



ELEVATION BASE ASSUMED



2025
PETITION FOR WATER & WASTEWATER INCLUSION

IN THE MATTER OF PAGOSA AREA WATER AND SANITATION DISTRICT

TO THE BOARD OF DIRECTORS OF THE DISTRICT:

The undersigned Petitioner, being the fee owner of 100% of the real property hereinafter described, hereby prays that such property be included within the Pagosa Area Water and Sanitation District, as provided by law, and for cause, states:

1. That such property is capable of being served with facilities of the District.
2. That assent to the inclusion of such property in the District is hereby given by the undersigned, who constitutes the fee owner of 100% of such property.
3. That there shall be no withdrawal from this Petition after consideration by the Board, nor shall further objections be filed thereto by the Petitioner.
4. That the inclusion of such property into the District shall be subject to any and all terms and conditions established by the Board and accepted by the Petitioner including, but not limited to any capacity building repairs, replacements, and/or upgrades necessary for service as determined by the District in its sole discretion, and to all duly promulgated rules, regulations and rates of the District as revised from time-to-time.
5. That the property to be included is for water and wastewater purposes.

Service Address 1061 Cloman Blvd Pagosa Springs, CO 81147

6. Administrative Cost: Minimum of \$1,000 Date Paid: 4-30-25
7. Total Number of Water Equivalent Units: 1.5 X \$4,706 = \$ 7059.00
Total Number of Wastewater Equivalent Units: 1.5 X \$3,372 = \$ 5058.00
Total = \$ 12,117.00

8. That the property owned by Petitioner and sought to be included in the District is described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

9. The petitioner for inclusion shall be responsible for payment of the Fees (within 7 days of the invoice date), per equivalent unit.

2025
PETITION FOR WATER & WASTEWATER INCLUSION

PETITIONER:

Signature: Michel Osborn

Print Name: Michel Osborn

Mailing Address: 24114 Blanco Rd.
San Antonio, TX 78260
788 Haley Pl
Pagosa Springs, CO 81147

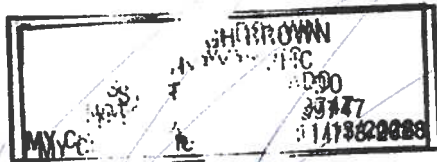
STATE OF Colorado)
) ss.
COUNTY OF Archuleta)

The foregoing instrument was acknowledged before me this 1 day of
May, 2025 by Hayleigh Brown as notary of
Archuleta County, Colorado

Witness my hand and official seal.

My commission expires:

11/13/2028



[Signature]
Notary Public

HAYLEIGH BROWN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204039747
MY COMMISSION EXPIRES 11/13/2028

2025

PETITION FOR WATER & WASTEWATER INCLUSION

EXHIBIT A

(LEGAL DESCRIPTION OF PROPERTY TO BE INCLUDED)

See Attached addendum
From high Country title
For legal description



**HIGH
COUNTRY
TITLE**

High Country Title, Inc.
Post Office Box 2400
486 Lewis Street
Pagosa Springs, CO 81147
Office: (970) 264-2128
Fax: (970) 264-2130

Ownership and Encumbrance Report

Order #: 24-HCT-1248-OE

Date: April 24, 2024

To: Wendy Dunham
Phone #: (210) 490-0090
Fax:
Email: Wendyd@urbanconcrete.com

Effective date: April 22, 2024

Property Address: X Condor Drive, Pagosa Springs, CO 81147

Legal Description: A tract of land located in the East Half (E 1/2) of Section 9, Township 35 North, Range 2 West, New Mexico Principal Meridian, said tract being a portion of "Parcel A" and excepting "Exception Parcels 1, 2, & 4" all as described under Reception No. 21208289 and being more particularly described as follows, to wit:

Beginning at the southwest corner of the tract herein described, which corner is identical with southwest corner of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of said Section 9; Thence N01°40' 15"W along the west line of said NW1/4 SE1/4 a distance of 1327.91 feet and to the northwest corner thereof; Thence N01°40'57"W along the west line of the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of said section 9 a distance of 1115.48 feet to the north easement limit of Cloman Boulevard, which line is also the southerly line of said "Exception Parcel 1"; Thence N63°33'43"E along said north easement limit a distance of 1344.07 feet; Thence along said north easement limit and along the arc of a curve to the left with an arc length of 97.55 feet, and a radius of 1195.00 feet, the long chord of which bears N61°13'24"E, a distance of 97.52 feet; Thence N58°53'05"E along said north easement limit a distance of 265.91 feet; Thence along said north easement limit and along the arc of a curve to the left with an arc length of 150.01 feet, and a radius of 245.00 feet, the long chord of which bears N41°20'40"E, a distance of 147.68 feet; Thence N23°48'15"E along said north easement limit a distance of 722.17 feet to a point on the north line of the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of said Section 9; Thence N89°37'47"E along the north line of said NE1/4 NE1/4 a distance of 64.66 feet; Thence S23°45'19"W along the westerly line of that parcel of land described in Book 325, Page 106 a distance of 1531.02 feet; Thence S66°11'39"E along the southerly line of said Book 325, Page 106 a distance of 600.05 feet to the northwest corner of said "Exception Parcel 4"; Thence S23°47'00"W along the westerly line of said "Exception Parcel 4" a distance of 2569.59 feet; Thence S89°50'09"W a distance of 794.84 feet, which is the point of beginning. Containing 90.51 Acres, more or less.

Parcel Number(s): 569909100034

Vested Owner(s): Silesia Properties, LP

Vesting Deed: Special Warranty Deed recorded May 10, 2021 in Reception No. 22103352.

Lien(s) and Encumbrance(s) of Record:

1. Deed of Trust from Silesia Properties, LP, a Texas limited partnership to The Public Trustee of Archuleta County, Colorado, Trustee for the benefit of Susser Bank recorded on May 10, 2021 as Reception #22103353, securing a note in the original principal sum of \$652,000.00 and other obligations described therein.

By: High Country Title

Thank you for choosing High Country Title, Inc. for your O&E needs.

This Owner and Encumbrance Report is for informational purposes only and should not be considered an insurance product. There may be information provided on the name search that is for a person with like names and may or may not affect the owners of the subject property. The liability hereunder is limited to the amount paid for this report. The information provided herein has been deemed reliable but is not guaranteed.

INTER-MOUNTAIN PROPANE LLC

24114 BLANCO RD
SAN ANTONIO, TX 78260

352

82-244/1070

DATE 3-6-25

PAY
TO THE
ORDER OF

paid water
One thousand dollars 100

\$ 1,000

DOLLARS

Bank of Colorado
THREE: ONLY ONE
1.800.327.3715
bankofcolorado.com

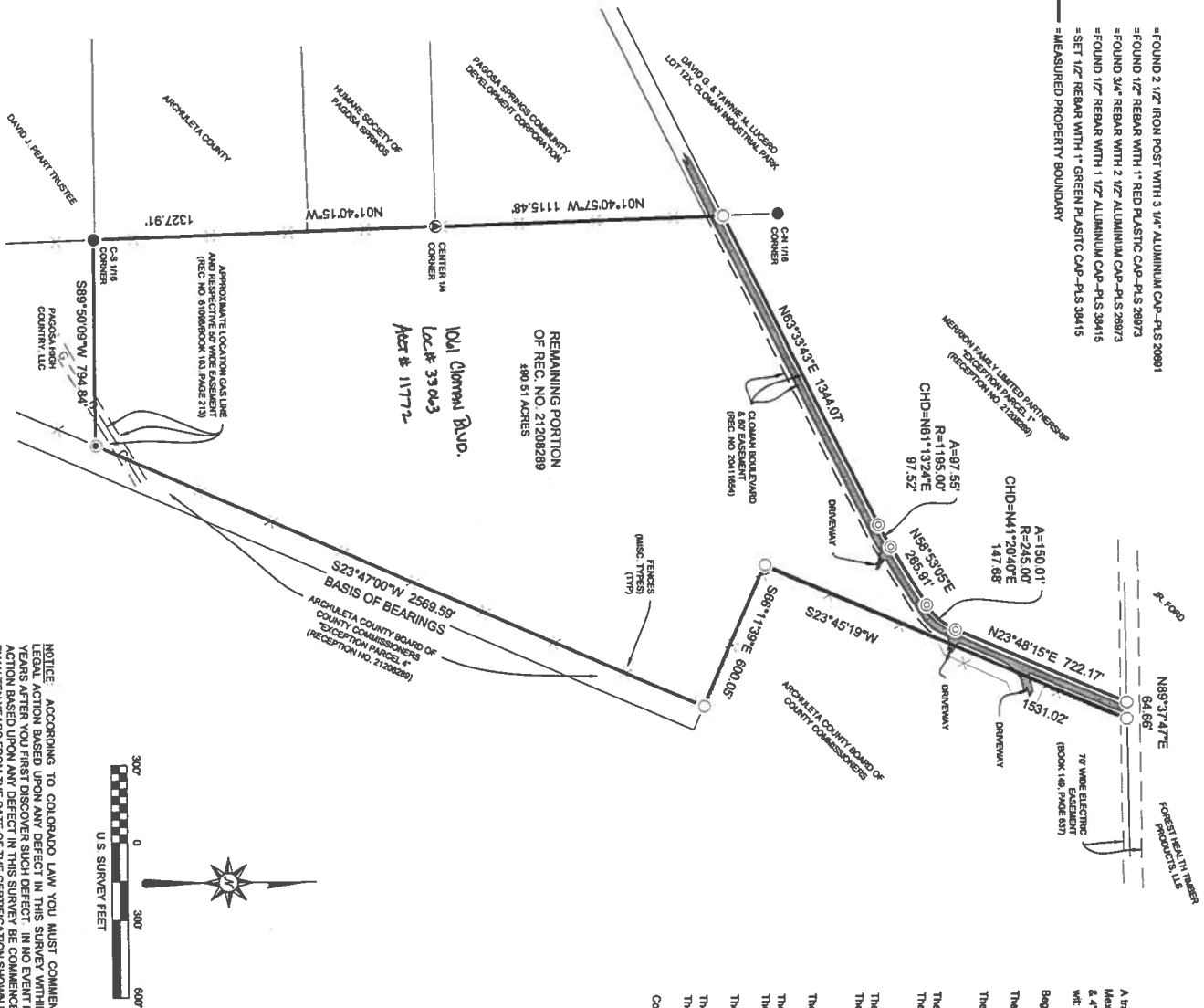
FOR Admin Fee



Details on back

S2504

- LEGEND:
- FOUND 1/2" IRON POST WITH 3 1/4" ALUMINUM CAP-PLS 20891
 - FOUND 1/2" REBAR WITH 1" RED PLASTIC CAP-PLS 20873
 - FOUND 3/4" REBAR WITH 2 1/2" ALUMINUM CAP-PLS 20873
 - FOUND 1/2" REBAR WITH 1 1/2" ALUMINUM CAP-PLS 30415
 - SET 1/2" REBAR WITH 1" GREEN PLASTIC CAP-PLS 30415
 - MEASURED PROPERTY BOUNDARY



PROPERTY DESCRIPTION:

A tract of land located in the East 1/4 (E 1/4) of Section 8, Township 35 North, Range 2 West, New Mexico Principal Meridian, said tract being a portion of "Parcel A" and accepting "Exception Parcels 1, 2, 3, 4" all as described under "Reception No. 21200289" and being more particularly described as follows, to wit:

Beginning at the southwest corner of the tract herein described, which corner is identical with southwest corner of the Northwest Quarter of the Southwest Quarter (NW1/4 SE1/4) of said Section 8, Thence N01°40'15\"/>

NOTES:

- 1) PROPERTY OWNER: PAGOSA HIGH COUNTRY LLC
- 2) PROPERTY ADDRESS: X CONDOR DRIVE (NOT YET ASSIGNED)
- 3) PARCEL NUMBER: 06898910007
- 4) INFORMATION FOR NOTES 1-3 IS FROM THE ARCHULETA COUNTY RECORDS
- 5) BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATION AND THE ASSUMPTION THAT THE SOUTHEASTERN LINE OF THE SUBJECT TRACT, MONUMENTED AS SHOWN, BEARS S23°47'00\"/>

I HEREBY CERTIFY THAT THE FOREGOING MAP WAS PREPARED FROM THE FIELD NOTES OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS STRICTLY CONFORMABLE THERETO.



RESULTS OF SURVEY
 490.51 ACRES
 Located in Section 9, T. 35 N., R. 2 W., N.M.P.M.,
 ARCHULETA COUNTY, COLORADO

DATE	BY	NO.	DATE	BY	NO.
10/1/21	DAVID S. ENGBERING	30415	10/1/21	DAVID S. ENGBERING	30415
10/1/21	DAVID S. ENGBERING	30415	10/1/21	DAVID S. ENGBERING	30415
10/1/21	DAVID S. ENGBERING	30415	10/1/21	DAVID S. ENGBERING	30415
10/1/21	DAVID S. ENGBERING	30415	10/1/21	DAVID S. ENGBERING	30415
10/1/21	DAVID S. ENGBERING	30415	10/1/21	DAVID S. ENGBERING	30415
10/1/21	DAVID S. ENGBERING	30415	10/1/21	DAVID S. ENGBERING	30415
10/1/21	DAVID S. ENGBERING	30415	10/1/21	DAVID S. ENGBERING	30415
10/1/21	DAVID S. ENGBERING	30415	10/1/21	DAVID S. ENGBERING	30415
10/1/21	DAVID S. ENGBERING	30415	10/1/21	DAVID S. ENGBERING	30415

1061 Cloman Incision.

THIS DOCUMENT DRAFTED BY (AND AFTER
RECORDING RETURN TO):
High Country Title Inc.
486 Lewis Street, PO Box 2400
Pagosa Springs, CO 81147
SWD \$ 13.00 DF 73.93
File No. 2021-1147
Parcel ID #

22103352

22103352
1 of 2

5/10/2021 3:31 PM
RS\$18.00 DS\$73.93

Kristy Archuleta
Archuleta County

--Above This Line Reserved For Official Use Only--

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Pagosa High Country, LLC, an Arizona Limited Liability Company**, hereinafter referred to as "Grantor", do hereby grant, bargain, sell, convey and confirm unto **Silesia Properties, LP** whose legal address is **920 Guadalupe Boulevard, Boerne, TX 78006** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the State of Colorado, to-wit:

See attached Legal Description

State Documentary Fee

also known by street and number: X Condor Drive, Pagosa Springs, CO 81147

Date 5-10-2021
\$73.93

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, his heirs and assigns forever. And the Grantor, for itself, its successors, do covenant, and agree that they shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the Grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under the Grantor. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS Grantor's hand this 6th day of May, 2021.

Pagosa High Country, LLC, an Arizona
Limited Liability Company

By: [Signature]
Kip W. Gilleland, Member

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me this 6 day of May, 2021, by Kip W. Gilleland, Member of Pagosa High Country, LLC, an Arizona Limited Liability Company.

Notary's Official Signature

My Commission Expires: October 31, 2022



22103352

22103352
2 of 2

5/10/2021 3:31 PM
RS18.00 DS73.93

Kristy Archuleta
Archuleta County



DAVIS
ENGINEERING
SERVICE, INC.

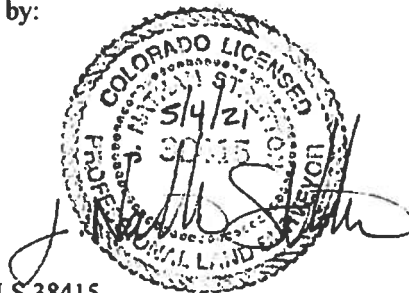
MAY 4, 2021

A tract of land located in the East Half (E1/2) of Section 9, Township 35 North, Range 2 West, New Mexico Principal Meridian, said tract being a portion of "Parcel A" and excepting "Exception Parcels 1, 2, & 4" all as described under Reception No. 21208289 and being more particularly described as follows, to wit:

Beginning at the southwest corner of the tract herein described, which corner is identical with southwest corner of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of said Section 9;
Thence N01°40'15"W along the west line of said NW1/4 SE1/4 a distance of 1327.91 feet and to the northwest corner thereof;
Thence N01°40'57"W along the west line of the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of said section 9 a distance of 1115.48 feet to the north easement limit of Cloman Boulevard, which line is also the southerly line of said "Exception Parcel 1";
Thence N63°33'43"E along said north easement limit a distance of 1344.07 feet;
Thence along said north easement limit and along the arc of a curve to the left with an arc length of 97.55 feet, and a radius of 1195.00 feet, the long chord of which bears N61°13'24"E, a distance of 97.52 feet;
Thence N58°53'05"E along said north easement limit a distance of 265.91 feet;
Thence along said north easement limit and along the arc of a curve to the left with an arc length of 150.01 feet, and a radius of 245.00 feet, the long chord of which bears N41°20'40"E, a distance of 147.68 feet;
Thence N23°48'15"E along said north easement limit a distance of 722.17 feet to a point on the north line of the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of said Section 9;
Thence N89°37'47"E along the north line of said NE1/4 NE1/4 a distance of 64.66 feet;
Thence S23°45'19"W along the westerly line of that parcel of land described in Book 325, Page 106 a distance of 1531.02 feet;
Thence S66°11'39"E along the southerly line of said Book 325, Page 106 a distance of 600.05 feet to the northwest corner of said "Exception Parcel 4";
Thence S23°47'00"W along the westerly line of said "Exception Parcel 4" a distance of 2569.59 feet;
Thence S89°50'09"W a distance of 794.84 feet, which is the point of beginning.

Containing 90.51 Acres, more or less.

Description prepared by:



J. Nathan Stretton, PLS 38415

20411654
1 of 1

12/8/2004 3:25:00 PM June Madrid
EAS R \$0.00 D \$0.00 Archuleta County, CO

GRANT OF EASEMENT

THIS GRANT OF EASEMENT is made this 2 day of November, 2004, by and between the Cloman Family Partnership, LLLP ("Grantor") and the Board of County Commissioners of Archuleta County, Colorado ("Grantee"), as follows:

WHEREAS, Grantor is the owner of certain real property located in Archuleta County, Colorado described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference (hereafter "Grantor's Property"); and

RECORDERS NOTE
NO EXHIBIT ATTACHED

WHEREAS, Grantee owns and has title to real property known as the Archuleta County Airport, Stevens Field, located in Archuleta County, Colorado (hereafter "Grantee's Property"); and

WHEREAS, said properties are adjacent to each other and Grantor has agreed to grant to Grantee an easement for ingress, egress and utilities; and

WHEREAS, for and in consideration of the sum of ten dollars (\$10.00) paid by Grantee to Grantor, receipt of which is hereby acknowledged, and of the mutual covenants, agreements, conditions, and stipulations herein contained, the parties hereto mutually covenant, stipulate, and agree as follows:

Grantor grants and conveys to Grantee and dedicates to the public a non-exclusive easement, over and across Grantor's Property, for purposes of ingress and egress and installation, repair and maintenance of utilities, said easement being more particularly described on the attached Exhibit "B" and depicted on Exhibit "C" ("Easement").

The Easement described herein shall be used for ingress and egress to Grantee's property and for public access to Grantee's Property, as well as the installation, repair and maintenance of utilities and is for the benefit of and appurtenant to Grantee's Property and shall inure to the benefit of all current and future owners of such Property, and their guests and invitees.

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

Cloman Family Partnership, LLLP

By:

Livia Cloman Lynch
Livia Cloman Lynch, General Partner

STATE OF COLORADO)

)ss.

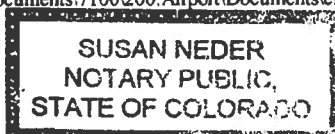
COUNTY OF ARCHULETA)

SUBSCRIBED AND SWORN to before me this 2nd day of November, 2004, by
Livia Cloman Lynch

Susan Neder
NOTARY PUBLIC

My Commission Expires: 01-26-06

E:\Word Documents\7100\200_Airport\Documents\cloman.easement.FINAL.102004.doc



20412317
1 of 4



12/22/2004 11:14:00 AM
EAS R \$0.00 D \$0.00

June Madrid
Archuleta County, CO

Rtn Board of County Commissioners

AUG-17-2004 16:15 FROM:ARCHULETA CN AIRPORT 9707314075

TO:970 259 8790

P.4/6

EXHIBIT A
 20110000 11/03/2001 03:03P OGD
 of 4 R 20.00 D 0.00 N 0.00 ARCHULETA COUNTY

EXHIBIT A

County of Archuleta, State of Colorado
 That part of Sections 2, 3, 9, 10 and 11, Township 35 North, Range 2 West, N.M.P.M.,
 more particularly described as follows:

BEGINNING at the Northwest corner of Section 2;

Thence South 88° 18' 21" East along the North line of said Section 2, a distance of 1027.33 feet to the West line of County Road 411;

Note: The following 19 courses are along the West line of County Road 411.

Thence
 South 81° 20' 25" West, a distance of 383.16 feet;
 South 12° 55' 42" East, a distance of 553.43 feet;
 South 11° 05' 06" East, a distance of 242.73 feet;
 South 36° 05' 26" East, a distance of 565.47 feet;
 North 82° 30' 26" West, a distance of 572.40 feet;
 South 58° 10' 20" East, a distance of 399.68 feet;
 South 33° 05' 31" East, a distance of 430.99 feet;
 South 04° 05' 53" East, a distance of 389.69 feet;
 South 03° 30' 13" East, a distance of 424.03 feet;
 South 26° 56' 41" East, a distance of 453.23 feet;
 South 05° 49' 44" East, a distance of 567.15 feet;
 South 21° 45' 54" East, a distance of 493.79 feet;
 South 54° 41' 59" East, a distance of 516.86 feet;
 South 07° 42' 22" East, a distance of 378.35 feet;
 South 30° 24' 05" East, a distance of 428.55 feet;
 South 09° 09' 37" West, a distance of 530.66 feet;
 South 09° 22' 58" East, a distance of 243.80 feet;

Thence
 South 38° 44' 59" West, a distance of 305.97 feet;
 South 13° 46' 28" West, a distance of 415.23 feet to the intersection of the
 West line of County Road 411 with the prolongation of the North line of Pagosa
 Development Subdivision;
 North 87° 47' 22" West along the said North line, a distance of 1385.22 feet
 to the Northwest corner of Lot 13, Pagosa Development Subdivision;
 North 87° 24' 30" West, a distance of 1981.60 feet to the Southwest corner of
 the North half of the North half of Section 11;
 South 02° 00' 40" West along the East line of Section 10, a distance of
 1313.11 feet to the East quarter corner of said Section 10;
 North 87° 08' 52" East, a distance of 3224.02 feet to the West quarter corner
 of said Section 10;
 South 81° 18' 22" West along the East line of Section 9, a distance of 1910.05
 feet;
 South 55° 03' 13" West, a distance of 1245.02 feet to the South line of said
 Section 9;
 North 07° 46' 43" West, a distance of 1588.60 feet to the South quarter of
 said Section 9;
 North 00° 37' 16" East, a distance of 2659.39 feet to the center of said
 Section 9;
 North 87° 54' 57" West, a distance of 1313.78 feet to the Southwest corner of
 the East half of the Northwest quarter of said Section 9;
 North 00° 19' 39" East, a distance of 2656.60 feet to the Northwest corner of
 the East half of the Northwest quarter of said Section 9;
 South 89° 03' 01" East along the South line of Section 4, a distance of
 3983.38 feet to the Southwest corner of said Section 4;
 North 01° 17' 42" East, a distance of 2603.46 feet to the West quarter corner
 of Section 3;
 South 07° 11' 29" East, a distance of 1313.59 feet to the Southwest corner of
 the Southeast quarter of the Northwest quarter of said Section 3;
 North 01° 17' 00" East, a distance of 1396.21 feet to the Southwest corner of
 S.L.O. Lot 3;
 South 87° 27' 11" East, a distance of 3943.25 feet to the Southeast corner of
 S.L.O. Lot 1 of said Section 3;
 North 81° 18' 11" East, a distance of 1313.61 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the following parcels previously conveyed by instruments recorded as
 Reception Nos. 174662; 174688; 177287; 178325; 188467; 93682988; 188051; 174662;
 176631; 189810; 190882; 191463; 93986427; 144140; 122464; 95007916; 94084624;
 9808162; 94904641; 95006595; 99011229 and in Book 308 at Page 289; Book 320 at Page
 327; Book 325 at Page 185; Book 380 at Page 342; Book 327 at Page 139 and Book 380 at
 Page 138.

EXHIBIT

A



20412317
 2 of 4

12/22/2004 11:14:00 AM
 EAS R \$0.00 D \$0.00 June Madrid
 Archuleta County. CO

WASHINGTON INT

FAX NO. : 9707313192

F 12 2004 09:48AM P2

20412317
3 of 412/22/2004 11:14:00 AM
EAS R \$0.00 D \$0.00June Madrid
Archuleta County, CO

JUNE 24, 2003 EASEMENT DESCRIPTION

An easement for Public access and utilities, located in the Northeast Quarter (NE1/4) of Section 9, Township 35 North, Range 2 West, New Mexico Principal Meridian, Archuleta County, Colorado, being a strip of land 60 feet in width, 30 feet wide on each side of the following described center line, to-wit:

BEGINNING at the west end center of said strip of land, a point on the west line of the NE1/4 of Section 9, also being a point on the east line of Cloman Industrial Park the Plat of which is recorded under Reception No. 1996006938 A.C.R. and also being a point in the center of Cloman Boulevard as shown on the Plat of said Cloman Industrial Park, whence the northwest corner of the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of Section 9, being identical which the northeast corner of said Cloman Industrial Park, bears N.01°33'05"W., 247.44 feet distant;

Thence N.63°40'25"E., 1357.91 feet;

Thence 100.00 feet along the arc of a curve to the left having a radius of 1225.00 feet and a chord which bears N.61°20'06"E., 99.97 feet distant;

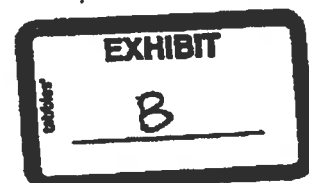
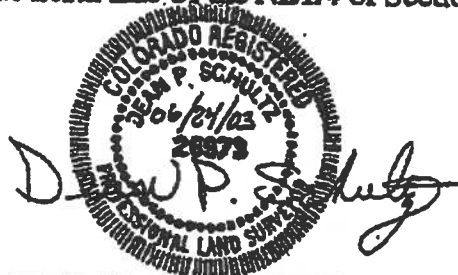
Thence N.58°59'47"E., 265.91 feet;

Thence 168.38 feet along the arc of a curve to the left having a radius of 275.00 feet and a chord which bears N.41°27'22"E., 165.76 feet distant;

Thence N.23°54'57"E., 735.42 feet, parallel to and 30.00 feet westerly of the westerly line of that Tract of land described in Book 325 on Page 106 A.C.R. (Aka Parcel 7 - Tract B), to the north end center of said strip of land, a point on the north line of said NE1/4 of Section 9, whence the northwest corner of said NE1/4 of Section 9, bears S.89°47'58"W., 1983.30 feet distant;

The sidelines of above described strip of land are shortened or extended to close upon Cloman Industrial Park and the north line of the NE1/4 of Section 9.

Prepared by Dean P. Schultz
Colorado Certificate No. 26973





FROM : WASHINGTON INT

FAX NO. : 9707313192

20412317
4 of 4

12/22/2004 11:14:00 AM
EAS R \$0.00 D \$0.00

June Madrid
Archuleta County, CO

GOLDMAN INDUSTRIAL PARK

69

60 FOOT WIDE PUBLIC
ACCESS AND UTILITIES EASEMENT

PARCEL 8- TRACT B

PARCEL 7- TRACT B

PARCEL 8- TRACT A

PARCEL 8

EXHIBIT

C