

SPRING VALLEY RANCH
WATER SUPPLY

The water supply plan for the property includes a combination of wells and surface water sources. As approved by water court decree, the wells, primarily, are planned to be used for potable domestic in-house supply and lawn and landscaping irrigation, and the surface water is planned to be used for golf course and open space irrigation.

Surface water rights include:

Water Right	Case	Appropriation Date	Decreed Amount	Uses
Kendall & Stricklett Ditch	CA306	May 15, 1882	0.1 cfs	Irrigation
Landis No. 1 Ditch	CA306	June 1, 1882	1.6 cfs	Irrigation
Landis No. 2 Ditch	CA306	June 1, 1882	1.6 cfs	Irrigation
O.K. Ditch	CA306	May 1, 1884	1.2 cfs	Irrigation
Forker & Gibson Ditch	CA306	April 30, 1885	5.5 cfs	Irrigation
Frank Chapman Ditch	CA306	April 25, 1886	2.0 cfs	Irrigation

The water court approved two plans for augmentation for development of the property in Case Nos. 87CW155 and 98CW254. These approved plans provide for augmentation of out of priority depletions associated with development of 577 residential units, 2 golf courses, and limited commercial use. According to the decrees, the exact mix of uses may be changed so long as the consumptive use does not exceed the decreed timing and limits. Augmentation of depletions in the plans is provided through reservoir releases via Seller's water allotment contract with the Basalt Water Conservancy District.

Seller offers the water rights and plans for augmentation without any representations or warranties of any kind whatsoever. The above table describes the court-decreed parameters of the water rights listed which may or may not vary from the physical or legal availability of water. Any statements by Seller or Seller's representatives regarding the legal or physical sufficiency of the property's water supply or title to any water rights or resources, or any aspect of the property's water supply are statements of opinion only and are not meant to induce reliance in any way. Any potential buyer must perform the buyer's own investigation regarding the sufficiency of the available water rights and water resources and should engage a water attorney and water resources engineer and any other consultants necessary to advise them on all aspects of the available water supply.