

EXHIBIT

A

98CW296

LOCATION OF HOUSE AND WELL

Parcel One

A portion of the Dulac placer M.S. 13802 and a portion of the Monroe place M.S. 1150 located in Sec. 7, T6S, R77W of the 6th P.M. County of Summit, State of Colorado and more particularly described as follows:

Beginning at corner No. 7 of said MS13802, said corner also known as corner no. 21 of said MS1150, being the true point of beginning; Thence S 19 degrees 58' 39" W along the 7-8 line of MS13802 a distance of 630.29', to a point on the easterly R.O.W. line of Colorado State Hiway 9; Thence N 13 degrees 59' 27" E along said R.O.W. line, a distance of 471.69'; Thence continuing along said R.O.W along the arc of a curve to the left, a distance of 269.49', said curve having a radius of 1095.33'; Thence N 27 degrees 30' 00" W continuing along said R.O.W. line a distance of 43.84'; Thence continuing along said R.O.W. Line, along the arc of a curve to the left, a distance of 263.70' said curve having a radius of 1075.20'; Thence N 16 degrees 22' 00" W continuing along said R.O.W. line, a distance of 275.35'; Thence N 74 degrees 41' 21" E a distance of 467.62' to corner no. 7 of MS 1150; Thence S 24 degrees 57' 29" E a distance of 711.73' to corner no. 8 of MS 1150; Thence S 11 degrees 05' 00" E a distance of 797.08' to corner no. 9 of MS 1150; Thence N48 Degrees 46' 25" W, a distance of 924.38' to corner no. 21 of MS 1150, the true point of beginning, containing 14.422 acres more or less.

Parcel Two

LOCATION OF POND

A portion of the Monroe placer M.S. 1150 located in Sec. 7, T6S, R77W of the 6th P.M. County of Summit, State of Colorado and more particularly described as follows:

Beginning at Corner No. 23 of said Claim;
Thence N 31 degrees 18' 35" W 263.45' to a point lying on the line between corners No. 23 and 24 of said claim; Thence due East 749.5' to a point lying on the line between corners no. 6 and 7 of said claim;
Thence S 19 degrees 23' 55" E 581.73' to said corner No. 7; Thence S 75 degrees 23' 55" W 625.22' to corner no. 22 of said claim; Thence N22 degrees 15' 46" west 521.24 feet to the point of beginning, except that portion conveyed to the Department of Highways, State of Colorado in a deed recorded July 28, 1978 under reception No. 178393, County of summit State of Colorado, containing 7.332 acres more or less.

EXHIBIT

B
98CW296

Farmer's Korner

Summary of Average Pumping Requirements @ Buildout

(All Values In Acre-Feet)

Temporary Irrigation Period				
Month	Farmers Korner Wells			Henriksen
	Phase I	Phase II	Total	Water Requirement
Jan	1.045	0.57	1.613	0.045
Feb	1.045	0.51	1.558	0.040
Mar	1.045	0.57	1.613	0.045
Apr	1.045	0.55	1.595	0.043
May	1.045	0.92	1.965	0.772
Jun	1.045	0.91	1.955	0.770
Jul	1.045	0.92	1.965	0.772
Aug	1.045	0.92	1.965	0.772
Sep	1.045	0.55	1.595	0.043
Oct	1.045	0.57	1.613	0.045
Nov	1.045	0.55	1.595	0.043
Dec	1.045	0.57	1.613	0.045
Totals:				
May-Aug	4.18	3.67	7.85	3.09
Sep-Apr	8.36	4.44	12.79	0.35
Annual	12.55	8.11	20.66	3.43

Permanent Conditions				
Month	Phase I	Phase II		Henriksen
		Phase II	Total	Water Requirement
Jan	1.045	0.57	1.615	0.045
Feb	1.045	0.51	1.555	0.040
Mar	1.045	0.57	1.615	0.045
Apr	1.045	0.55	1.595	0.043
May	1.045	0.78	1.825	0.772
Jun	1.045	0.76	1.805	0.770
Jul	1.045	0.78	1.825	0.772
Aug	1.045	0.78	1.825	0.772
Sep	1.045	0.55	1.595	0.043
Oct	1.045	0.57	1.615	0.045
Nov	1.045	0.55	1.595	0.043
Dec	1.045	0.57	1.615	0.045
Totals:				
May-Aug	4.18	3.10	7.28	3.09
Sep-Apr	8.36	4.44	12.80	0.35
Annual	12.55	7.54	20.09	3.43

FARMERS KORNER DEVELOPMENT
WATER USE ASSUMPTIONS

INSIDE USES

Indoor Residential Uses:	
Highland Meadows:	3.5 persons per unit
Alpensee 3:	2 persons per unit
Henriksen:	3.5 persons
All:	100 gpcd
Indoor Commercial Uses:	
	0.175 gal/sq ft/day

OUTSIDE USES

Irrigated Acreage:	
Highland Meadows:	3,000 sq ft/unit start-up with 2.07 acre limit incl. common areas 1,000 sq ft/unit permanent
Alpensee 3:	1.14 acres
Henriksen:	1.6 acres
Irrigation Requirement:	
Farmers Korner:	5 inches per year
Henriksen:	1.45 ac-ft/ac/yr
Stockwatering:	
	12 gal/head/day 10 horse limit
Miscellaneous Outside Uses:	200 gals/unit/month (800 gals/yr/unit)

EVAPORATION RATES (NET)

Month	Rate (af/ac)	Month	Rate (af/ac)
Jan	0	Jul	0.3
Feb	0.01	Aug	0.23
Mar	0.07	Sep	0.21
Apr	0.15	Oct	0.14
May	0.24	Nov	0.03
Jun	0.33	Dec	0
		Total	1.71

EXHIBIT

D

98CW296
Table 1 - Revised
Farmer's Korner

Summary of Demands and Consumptive Use - Phase II without Henriksen Property
(values in acre-feet)

Month	Highland Meadows				Alpensee 3				Phase II Totals			
	Irrigation		Misc. Out. Uses		Commercial		Residential		Irrigation		Demand	CU
	Demand	CU	Demand	CU	Demand	CU	Demand	CU	Demand	CU		
Jan	0	0	0	0	0.416	0.021	0.152	0.008	0	0	0.568	0.028
Feb	0	0	0	0	0.376	0.019	0.137	0.007	0	0	0.513	0.026
Mar	0	0	0	0	0.416	0.021	0.152	0.008	0	0	0.568	0.028
Apr	0	0	0	0	0.403	0.020	0.147	0.007	0	0	0.550	0.028
May	0.22	0.22	0.02	0.02	0.416	0.021	0.152	0.008	0.120	0.120	0.688	0.148
Jun	0.22	0.22	0.02	0.02	0.403	0.020	0.147	0.007	0.120	0.120	0.670	0.148
Jul	0.22	0.22	0.02	0.02	0.416	0.021	0.152	0.008	0.120	0.120	0.688	0.148
Aug	0.22	0.22	0.02	0.02	0.416	0.021	0.152	0.008	0.120	0.120	0.688	0.148
Sep	0	0	0	0	0.403	0.020	0.147	0.007	0	0	0.550	0.028
Oct	0	0	0	0	0.416	0.021	0.152	0.008	0	0	0.568	0.028
Nov	0	0	0	0	0.403	0.020	0.147	0.007	0	0	0.550	0.028
Dec	0	0	0	0	0.416	0.021	0.152	0.008	0	0	0.568	0.028
Total	0.86	0.86	0.08	0.08	4.901	0.245	1.792	0.090	0.480	0.480	7.173	0.815

Permanent Irrigation Scenario

Month	Highland Meadows				Alpensee 3				Phase II Totals			
	Irrigation		Misc. Out. Uses		Commercial		Residential		Irrigation		Demand	CU
	Demand	CU	Demand	CU	Demand	CU	Demand	CU	Demand	CU		
Jan	0	0	0	0	0.416	0.021	0.152	0.008	0	0	0.568	0.028
Feb	0	0	0	0	0.376	0.019	0.137	0.007	0	0	0.513	0.026
Mar	0	0	0	0	0.416	0.021	0.152	0.008	0	0	0.568	0.028
Apr	0	0	0	0	0.403	0.020	0.147	0.007	0	0	0.550	0.028
May	0.07	0.07	0.02	0.02	0.416	0.021	0.152	0.008	0.120	0.120	0.688	0.148
Jun	0.07	0.07	0.02	0.02	0.403	0.020	0.147	0.007	0.120	0.120	0.670	0.148
Jul	0.07	0.07	0.02	0.02	0.416	0.021	0.152	0.008	0.120	0.120	0.688	0.148
Aug	0.07	0.07	0.02	0.02	0.416	0.021	0.152	0.008	0.120	0.120	0.688	0.148
Sep	0	0	0	0	0.403	0.020	0.147	0.007	0	0	0.550	0.028
Oct	0	0	0	0	0.416	0.021	0.152	0.008	0	0	0.568	0.028
Nov	0	0	0	0	0.403	0.020	0.147	0.007	0	0	0.550	0.028
Dec	0	0	0	0	0.416	0.021	0.152	0.008	0	0	0.568	0.028
Total	0.29	0.29	0.08	0.08	4.901	0.245	1.792	0.090	0.480	0.480	7.173	0.815

Notes:
Water rights and an augmentation plan for in-house uses at Highland Meadows were decreased in Case No. 93CW241(A).
Irrigation demand is based on a total application of five inches over a four-month growing season from May through August and 100 percent consumption.
Miscellaneous outside uses assumes 200 gallons per unit per month.
Each of the 30 units in the Highland Meadows Development has approximately 3,000 ft² of start-up irrigation planned and 1,000 ft² of permanent irrigation planned.
Inside commercial demands are based on 0.175 gal/day/ft² and 25,000 ft² of commercial space in the Alpensee III Development.
Demands for residential units in the Alpensee 3 development are based on two people using 100 gallons per day per person, year-round.
The Alpensee III Development has 1.14 acres of irrigated landscape associated with it.
Inside uses at Alpensee III are five percent consumptive based on a central wastewater treatment system.

Table 2 - Revised
Farmer's Korner

Final Demand Tables -Phase II Including Henriksen Property
(values in acre-feet)

Start-Up Irrigation Scenario

Month	Henriksen Property						Farmer's Korner Phase II		Total (Including Henriksen)	
	Inside		Irrigation		Stock		Demand	Depletions	Total Demand	Total Depletions
	Demand	CU	Demand	CU	Demand	CU				
Jan	0.033	0.003	0	0	0.011	0.011	0.568	0.028	0.613	0.043
Feb	0.030	0.003	0	0	0.010	0.010	0.513	0.026	0.554	0.039
Mar	0.033	0.003	0	0	0.011	0.011	0.568	0.028	0.613	0.043
Apr	0.032	0.003	0	0	0.011	0.011	0.550	0.028	0.593	0.042
May	0.033	0.003	0.727	0.582	0.011	0.011	0.924	0.384	1.695	0.980
Jun	0.032	0.003	0.727	0.582	0.011	0.011	0.905	0.383	1.676	0.979
Jul	0.033	0.003	0.727	0.582	0.011	0.011	0.924	0.384	1.695	0.980
Aug	0.033	0.003	0.727	0.582	0.011	0.011	0.924	0.384	1.695	0.980
Sep	0.032	0.003	0	0	0.011	0.011	0.550	0.028	0.593	0.042
Oct	0.033	0.003	0	0	0.011	0.011	0.568	0.028	0.613	0.043
Nov	0.032	0.003	0	0	0.011	0.011	0.550	0.028	0.593	0.042
Dec	0.033	0.003	0	0	0.011	0.011	0.568	0.028	0.613	0.043
Total	0.392	0.039	2.908	2.326	0.134	0.134	8.114	1.756	11.548	4.256

Permanent Irrigation Scenario

Month	Henriksen Property						Farmer's Korner Phase II		Total (Including Henriksen)	
	Inside		Irrigation		Stock		Demand	Depletions	Total Demand	Total Depletions
	Demand	CU	Demand	CU	Demand	CU				
Jan	0.033	0.003	0	0	0.011	0.011	0.568	0.028	0.613	0.043
Feb	0.030	0.003	0	0	0.010	0.010	0.513	0.026	0.554	0.039
Mar	0.033	0.003	0	0	0.011	0.011	0.568	0.028	0.613	0.043
Apr	0.032	0.003	0	0	0.011	0.011	0.550	0.028	0.593	0.042
May	0.033	0.003	0.727	0.582	0.011	0.011	0.780	0.240	1.552	0.837
Jun	0.032	0.003	0.727	0.582	0.011	0.011	0.762	0.239	1.532	0.835
Jul	0.033	0.003	0.727	0.582	0.011	0.011	0.780	0.240	1.552	0.837
Aug	0.033	0.003	0.727	0.582	0.011	0.011	0.780	0.240	1.552	0.837
Sep	0.032	0.003	0	0	0.011	0.011	0.550	0.028	0.593	0.042
Oct	0.033	0.003	0	0	0.011	0.011	0.568	0.028	0.613	0.043
Nov	0.032	0.003	0	0	0.011	0.011	0.550	0.028	0.593	0.042
Dec	0.033	0.003	0	0	0.011	0.011	0.568	0.028	0.613	0.043
Total	0.392	0.039	2.908	2.326	0.134	0.134	7.540	1.182	10.974	3.682

Notes:
 In-house demands for Bud's property are based on 3.5 people using 100 gal/day/person.
 In-house consumptive use is ten percent based on an individual non-evaporative septic disposal system.
 Irrigation demands are based on 1.6 acres (70,000 sq. ft.) of irrigation, a consumptive use of 1.45 ac-ft/acre spread over a four-month irrigation season, and an irrigation efficiency of 80 percent.
 Stock watering demands are based on ten horses using 12 gallons per day per head (100% consumptive).
 Farmer's Korner demand and depletions are based on totals calculated in Table 1.