



Mr. George Roberts
Red Table Ventures, LLC
PO Box 4930
Eagle CO 81631

August 4, 2017

RE: Red Table P.U.D. Sketch Plan – Water Rights and Water Supply

Dear George:

This letter summarizes the water rights and water supply for the raw water uses associated with the proposed Red Table P.U.D. Sketch Plan. The proposed in-house domestic use will be served by the Town of Gypsum. Outside irrigation and pond filling will be from a raw water irrigation system that diverts water from the Eagle River at an existing pump station and pipeline constructed by the prior owners for the then proposed Saddle Ridge P.U.D. Golf project.

WATER DEMANDS

Irrigation

The proposed project may have approximately 35 acres of irrigated area. The irrigation would include residential lots, the club house, commercial center, community gardens, dog parks, open space and trails, the lake perimeter, hotel area, and various street scape areas.

Evaporation

The existing lake excavation will be developed into an amenity for the project and serve as an operational irrigation structure for pumping systems. Evaporative depletions from the lake will need to be replaced in addition to the direct flow irrigation use.

WATER RIGHTS

Red Table Ventures, LLC (RTV) owns decreed conditional water rights, senior irrigation water rights and decreed plans for augmentation that can be used to serve the project. The water court decrees for the storage rights and plan for augmentation will need to be amended to conform to the current plan for the property. The water court amendments would include changing the points of storage for several smaller ponds to the location of the single large pond and may include changing the point of diversion and place of use of the senior irrigation water rights.

RTV owns 77.29% of the 120 acre feet of storage decreed to Saddle Ridge Reservoir Nos. 1 through 15 in Case No. 01CW241 and of the 1.5 cfs in the Eagle Ranch Pump and Pipeline, Saddle Ridge Enlargement also decreed in Case No. 01CW241. RTV also owns a 77.29% interest in the augmentation plans decreed in Case No. 01CW239 (25 acres of irrigation and 12 surface acres of evaporation) and Case No. 01CW240 (90 acres of irrigation). The augmentation plans rely on contract water from the Colorado River Water Conservation District (CRWCD). The existing CRWCD contract for the property was not renewed for 2017 and a new contract will be required.

RTV also owns senior water rights historically used on other properties. These include the following:

A. The right to 0.546 cfs of the 2.6 cfs decreed to the Oleson Pump and Pipeline Priority No. 539, 0.126 cfs of the 0.6 cfs decreed to the CKP Ditch Priority No. 178, and 0.189 cfs of the 0.9 cfs decreed to the CKP Ditch Priority No. 210, all diverted at the Eagle Ranch Pump and Pipeline pursuant to Case No. W-41 (1970). These rights historically irrigated 28 acres;

B. The right to 1.34 cfs of the 2.0 cfs decreed to the Schumm Ditch No.1 Priority No. 371, 1.58 cfs of the 3.0 cfs decreed to the Schumm Ditch No. 1 First Enlargement Priority No. 376, 1.05 cfs of the 1.67 cfs of the Schumm Ditch No.1 First Enlargement Priority No. 376 decreed absolute June 3, 1940, and 1.707 cfs of the 4.21 cfs decreed to the Schumm Ditch No. 2 Priority No. 374, (all such water rights being appurtenant to 40 acres of land dried up on property owned by others);

C. The right of the McHatton Ditch to divert water at the rate of 0.67 cubic feet of water per second of time, as awarded by the District Court in and for the County of Eagle, State of Colorado, by decree entered on March 3, 1901, in Civil Action No. 385 and the right of the McHatton Pond structure to 5.0 acre feet of water awarded in Case No. 92CW236 of the District Court, Water Division No. 5, Colorado on the 11th of March 1993.

The water rights could be used for irrigation, but require a water court decree to change the point of diversion and place of use to the Eagle Ranch Pump & Pipeline and the RTV property, respectively. The Town may also choose to acquire the senior water rights to satisfy the water dedication requirement.

SUMMARY

RTV owns sufficient water rights for the proposed Red Table P.U.D. project. Additional water court action will be required to conform to the current plan and may be required to change senior water rights for use on the property.

Please call if you have any questions or need additional information.

Sincerely,

RESOURCE ENGINEERING, INC.



Michael J. Erion, P.E.
Water Resources Engineer

MJE/mmm
1497-1.0

CC: Bruce Lewis, P.E.
Tambi Katieb, AICP